



# City of Prosser – Police Station / City Hall

## Campus/Facility Feasibility and Site Analysis Manual

Project No. 202016  
May 2022



**KDA ARCHITECTURE**

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### EXECUTIVE SUMMARY

1.0

#### GENERAL INFORMATION

This manual contains the Campus/Facility Feasibility and Site Analysis documentation for a new Police Station/City Hall in Prosser, WA. The information in the manual has been developed through meetings with the Mayor's Planning Subcommittee and City staff. The process started with setting the goals and vision for the new Police Station/City Hall. This included whether or not it was one combined building or a campus with two buildings.

The manual is both qualitative and quantitative. It describes and illustrates the program needs of each department within the Police Station and City Hall. These needs were also developed with the growth projections for the city over the next 20 years.

The key goals discussed for the project were:

1. Next steps are to be included in the plan for moving forward.
2. Provide adequate parking for community, staff, police vehicles and future growth.
3. The site is to accommodate expansion of the facility/program for the next 50 years.
4. Where possible, make spaces dual use for efficient use of space.

Vision for the new facilities:

1. Welcoming and inviting, better than what they had before the fire.
2. Community oriented
3. Accessible to the Community
4. Flexible for community meetings and events

During the course of the study a fire in the butcher shop destroyed the Police Station and severely damaged City Hall.

The existing square footage of the Police Station was 4,250 before the fire destroyed the building. City Hall was at 8,025 square feet for a total of 12,275 square feet. Through the programming process, the planning subcommittee concluded a facility of approximately 39,500 square feet would meet the needs of the community for 20 or more years. This includes 23,054 square feet for the Police Station and 16,463 square feet for City Hall. The Police Station includes a secured garage of 3,078 square feet. Due to cost concerns the program was reduced to 28,199 square feet by making several programmatic changes including planning the squad garage as a future addition. To achieve an area of 25,199 square feet an additional 3,000 square feet of unspecified reductions were made. Refer to Section 4.0, Programming for a more detailed summary of the population and space needs projections.

The site selection process began with five sites on the list to be analyzed and evaluated. The five sites include Site 1, Bennet Avenue site (downtown east of existing City Hall); Site 2, Den Hoed site; Site 3 – Wine Valley Inn site; Site 4 – Hospital site; Site 5 – Existing City Hall/Police Station. Sites 1 and 5 were combined as the two separate sites were not





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### EXECUTIVE SUMMARY

1.1

adequate to house both City Hall and the Police Station. Site 3 was eliminated as it was too small, and Site 4 was eliminated based on timing of its availability, cost of purchase, and significant cost to renovate the structure to meet the Police Station/City Hall needs. Site 2, the Den Hoed Site, was ultimately selected based on location, size, and flexibility. Refer to Section 3.0 for the site analysis and selection.

The next phase of the feasibility process included developing conceptual site plan options for Site 2. We also continued to evaluate options for Site 1, the downtown site. Through this process the planning subcommittee and eventually the City Council selected Option 3.1, a variation of Option 3. This option was selected for its overall functionality, space for long term growth and community presence potential on Wine Country Road. Refer to Section 2.0, Recommended Conceptual Plan, for a full description of this option. Refer to Appendix E, Other Conceptual Site Options for Selected Site, for additional options that were presented and reviewed.

Site one, the Bennet Avenue site, which includes what's left of the old City Hall/Police Station building along with property east of City Hall was found to be too restrictive from the standpoint of future growth and function of the Police Station. This became increasingly important as the project was reduced in size for cost control measures. This site also requires that the skating rink be purchased and demolished. The Police Station layout and function would be severely compromised by the shape and size of this site. This site was discussed several times in the process as it was the fallback site once costs were developed. At this point we were considering Conceptual Site Option 7 for Site 2 and Conceptual Site Option 8 for Site 1. In these discussions a full list of the Pros and Cons were reviewed with Council. Refer to Appendix F for Conceptual Site Option 8 and the Pros and Cons list.

The building layout of Option 3.1 is based on a conceptual floor plan developed at a very high level with large blocks of space. The interrelationship of each space is the key to the layout and would have to be explored further in more detail as the project moves into Schematic Design. Refer to Section 2.0 for a full description of the recommended conceptual plan.

### COST ESTIMATE

The estimate of probable construction cost for Option 3.1 Revision 2 is \$12,341,253. The estimate of probable project cost is \$19,396,220. The project cost includes \$1,607,000 for purchase of the Den Hoed property along with 6% for closing costs. The construction cost included in this estimate was escalated to the middle of construction, which at the time, was the first quarter of 2022. Our current schedule has the mid-point of construction in the first quarter of 2023. With the current economic climate this additional year could add 10% to the construction cost. This along with the soft cost could increase the overall project cost by \$1.7 million. Refer to Section 6.0 for the full estimate of probable construction and project cost.



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### EXECUTIVE SUMMARY

1.2

#### NEXT STEPS

City Council Resolution for the approval of the recommended option including the reduced program and setting a budget based on the estimate of probable project cost.

Site acquisition which includes a lot line adjustment and complete site due diligence review. This includes Cultural Survey for the site, Phase 1 Environment Site Assessment, Geotechnical report, and Topographical Survey. Once the due diligence is complete draft a Purchase & Sale Agreement (PSA) for approval by City Council and Den Hoed.

Once the lot line adjustment has been approved and recorded by the County a Land Use Application will need to be submitted.

City Council approval of the Bond amount (amount to be financed) and timing of a public referendum/vote should be determined as soon as practical as there are many steps related to the voting process that will need to be reviewed and documented.

Select the architectural team to complete the project. It would be appropriate to have the architect on board before starting the Land Use Application process, so the selected architect is able to lead this process. We typically don't submit the Land Use Application until we have a refined site plan, which usually occurs during or at the end of Schematic Design. Starting Schematic Design before the Bond campaign begins would also be ideal to provide more refined design and graphics for the campaign.

Refer to Appendix I for a graphical representation of the proposed Next Steps.

#### SCHEDULE

During the feasibility study, we have completed several project schedules, including a schedule that incorporated the fast-track project delivery method. This was proposed to expedite the process after the fire destroyed the existing buildings. This approach can only be used if the construction contract is negotiated with a contractor, which can only be used in an emergency situation to exempt the city from completing a formal bidding process.

Another approach to the project delivery is Progressive Design-Build (PDB), which was adopted by Washington State in 2019. This is what was utilized for the West Richland Police Station. In this approach the city would issue a Request for Qualifications from design-build teams and select a design-build team (contractor/architect) that would then design and build the project. This process requires authorization from the State before proceeding. The biggest advantage to this approach is having the contractor on board early to lock the Guaranteed Maximum Price (GMP) in early and order any materials that are long lead items. The more traditional approach is design, bid and build, which is the most competitive option as the bidding process would be open to all contractors that are licensed and bonded for a project of this size.



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### **EXECUTIVE SUMMARY**

**1.3**

In general terms, the design process from Schematic Design through Construction Documents will require 10-12 months. Regardless of what approach to construction is taken there will need to be four to six weeks of bidding and contracting time. We estimate the duration of construction at 12-14 months. Fast-track will reduce this and Progressive Design-Build will also reduce this timeline. For a graphic schedule refer to Section 7.0.



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### RECOMMENDED CONCEPTUAL PLAN

**2.0**

#### CONCEPTUAL PLAN

During the site selection process, the team evaluated several options for the placement of the buildings, public parking, staff parking and secured police parking on Site 2. For the main public entry, we focused on the existing extension of West Buena Road as it includes a traffic signal at the intersection with Wine Country Road.

Option 3.1 was ultimately the selected option and positions the building such that it faces the intersection with the City Hall to the west (left as you face the building), Police Station to the east and the Council Chambers / Common spaces in the middle. As you enter the site the entry drive immediately turns to face the building with an entry plaza to the left and the public parking to the right. The public parking includes a connection to the staff parking and secured police parking at the back of the building. There is a separate entry off South Wamba Road to the staff and secured parking. Both routes also give the police access to the squad garage.

This site option leaves space for additions to the building and expansion of the parking. The site also has additional space for a future park or building site to the east.

A large portion of the property along the Yakima River has a steep drop to the river and is in the floodplain. There is also a 100' setback/buffer

The conceptual floor plan is laid out to promote the following positive work outcomes:

- Maximize work efficiency in both the City Hall and Police Department through appropriate functional adjacencies.
- City Hall is organized to provide a customer focused experience with a single point of contact to which appropriate services are then delivered.
- The Police Department is designed to encourage personnel contact and supervisory interaction to reduce and monitor officer stress and work out comes.

The design provides for the safety and security of staff and the public through appropriate lines of separation.

The size of the site required for Conceptual Site Option 3.1 is approximately six acres. An appraisal was completed for the site, refer to Appendix D.

#### DESIGN CONCEPT

The design concept is based on the following items from the Visioning exercise at the beginning of this process, Inviting, Community Oriented, and Accessible to the Community. We added the following items that come to mind when thinking of the City of Prosser, Historical Downtown, Agricultural industry, and hot air balloons. The design concept will be the guide for the design as it develops.



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### **RECOMMENDED CONCEPTUAL PLAN**

**2.1**

#### **CONCEPTUAL EXTERIOR RENDERING**

The conceptual exterior rendering was developed based on the design concept and is based on conceptual site Option 3.1 including the original program. Colored glass is utilized at the main entry to abstractly simulate the colorful patterns of the hot air balloons while the rest of the building takes on a more traditional feel and becomes a backdrop to the main entry.



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**CONCEPTUAL SITE PLAN - OPTION 3.1**

2.2

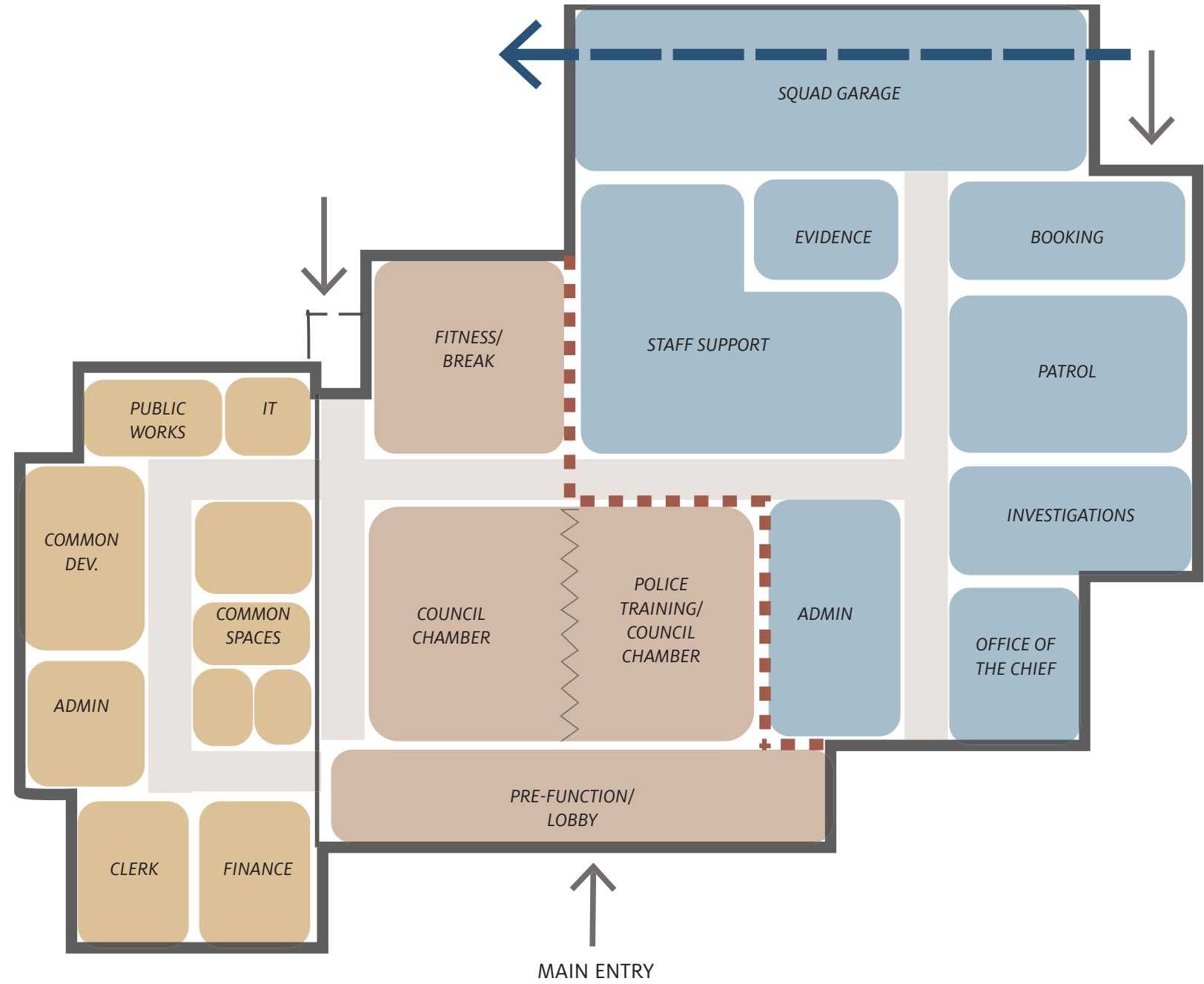






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CONCEPTUAL FLOOR PLAN



- POLICE DEPARTMENT  
19,000 SF
- CITY HALL  
8,000 SF
- COUNCIL CHAMBERS/  
COMMON SPACE  
10,500 SF

TOTAL SQUARE FOOTAGE = 37,500 SF  
 REQUIRED BY PROGRAM = 39,500 SF



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CONCEPT BOARD

2.4



*Inviting*



*Community oriented*





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**CONCEPTUAL EXTERIOR RENDERING**





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**SITE ANALYSIS AND SELECTION****3.0****GENERAL INFORMATION**

The Design Team facilitated the site selection phase of the study with the City of Prosser's Planning Subcommittee by utilizing a numerically based process to provide a comprehensive and objective review of multiple and varying sites. This process included 22 separate measures of comparison in the following general categories: Site Attributes, Community Concerns, Utility Services, Development Impacts and Community Specific Concerns. All categories were reviewed with the Project Team to develop the list of Community Specific Concerns that customized the process to the City of Prosser. The Community Specific Concerns developed by the team are as follows:

1. Police Department should be centrally located.
2. The Police Department should have easy access to the community.
3. The site should be large enough for a City Campus development approach.
4. The site should enhance other city amenities
5. The City Hall should have the potential for a drive through window

These five elements were given a weighted advantage in the matrix to ensure sites meeting the City's primary objectives received more attention.

The City of Prosser initially provided the Design Team with 5 potential properties to consider as shown in Figure 4.

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### SITE ANALYSIS AND SELECTION

### 3.1



Figure 4: Initial Sites Considered

Initial review and analysis by the Planning Subcommittee eliminated Sites 3 and 4 as being challenged in both acquisition and development for use as a Police Department and City Hall campus. Sites 1 and 5 were combined and expanded to create a single option. The two remaining Sites 1 and 2 were then analyzed using the Site Selection Matrix created at the beginning of the Site Selection phase.

Refer to Appendix A, Site Selection for a Benton County Property Search for each site/parcel.

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## SITE ANALYSIS AND SELECTION

3.2

Project Name: Police Station and City Hall Feasibility Analysis and Alternatives																PUBLIC SAFETY CONSULTING					
Location: Prosser, Washington																					
Project No. 21001		Date: April 30 2021		SITE SELECTION MATRIX																	
Preferred Site Sizes: Police Dept: 2.5-3.5 Acre City Hall: 2-3 Acre Combined: 4-5 Acre	SITE ATTRIBUTES					COMMUNITY CONCERNS			DEVELOPMENT IMPACTS					Community Specific				TOTALS	COMMENTS		
	Effective Size & Shape	Acceptable Topography	Expansion Potential	Access to Major & Minor Arterials	Relative location in community	Public accessibility/visibility (X2)	Tax impact or public property	Neighborhood Impacts	UTILITY SERVICES	Site Preparation	No Potential Traffic Impacts	Site Acquisition Costs (Own vs Lease)	No Known Contaminants	PD - Centrally Located (X2)	PD-Ease of Response to Community (X2)	CH-Drive Through Window (X2)	CH-Enhance other City Amenities (X2)			Large enough for campus approach	
Site No. 1						X2									X2	X2	X2	X2	X4		
Bennet Ave Sites, .68 Acres, \$92,980	2	5	1	3	5	10	4	5	3	2	3	4	5	8	4	2	4	12	82		
Site No. 2																					
River Site, 5-9 Acres, \$300,750 - \$520,250	5	5	5	3	3	10	1	5	3	5	3	2	5	6	8	10	4	20	103		
Assumes purchasing only appropriate sized parcels																					
Site No. 4																					
723 Memorial St (hospital site), 3.58 Acres, \$11,927,810	5					3	5	3			1		1	4	5	3	5				
Site No. 4 held in reserve due to project scheduling concerns																					

Figure 5: Site Selection Matrix

Both sites were evaluated using the Site Selection Matrix, as well as conceptual planning. As indicated in the Site Selection Matrix in Figure 5, the Wine Country Road Site was the most responsive to the City’s needs. This site was moved forward for additional consideration and planning.



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## PROGRAMMING

4.0

### POPULATION PROJECTION

Population projections act as a general guide for expected increases or decreases in city services. City Staff report that current staffing levels are providing acceptable levels of service to the community (or that staffing changes to rectify deficits are already being discussed). Therefore, by comparing past and current staffing patterns with expected population changes, we can achieve a general reference point for future staffing needs and associated growth in city service requirements. This study uses readily available data for the past 20 to 30 years as a guide to make population projections, and thus staffing projections for the next 20 years to form a benchmark comparison for our space needs recommendations.

The City of Prosser Planning Department reports an anticipated surge in population in the City of Prosser over the next 10 years. This anticipated increase is based largely on projected housing starts currently in various planning stages with that department. The Planning Department was instrumental in providing population data for the years 1990 through 2020, as well as estimates of future growth for the years 2020-2030 including the estimated growth in population expected from the current surge in housing projects in the city. Projections for years 2030 to 2040 have been developed as an extrapolation of the city provided data from 1990-2030. Data provided by the City of Prosser Community Development Department is included in Appendix B.

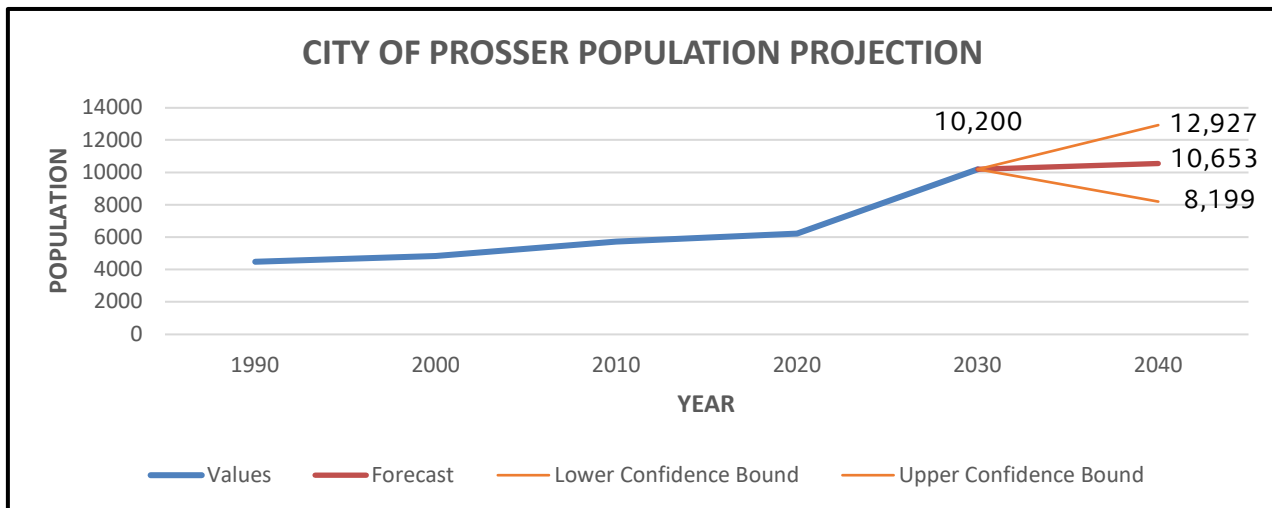


Figure 1: Population Projections, City of Prosser, 1990-2040.

Figure 1 shows a steady year on year growth in City of Prosser population for the years 1990 thru 2020. The anticipated housing starts in the early 2020's however will have a substantial impact, increasing the city population from its current level of 6,220 to an anticipated



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## PROGRAMMING

## 4.1

10,200 by the year 2030, a 61% increase. Simple mathematical projections using past data to project trends would indicate a city population of between 8,199 and 12,927 by 2024 with a median population of 10,653. The study team has chosen to use the median data of 10,653 as the population goal for space needs projection. The specific impacts of this information will be discussed in more detail in the Space Needs Analysis portion of the study.

As an additional step in our process, we have applied this population data specifically to the Police Department in an effort to better reflect potential increases in department staff and to better anticipate potential increases in specific staffing positions. Two separate data points were generated as follows:

One commonly used reference point for determining number of officers required to service a community of a given size is Officers per 1000 Population. As expected, this data shows the impact of the increased population on the need to provide police services to that expanded population that then levels off in the years 2030-2040 with a projected sworn staff of approximately 24 officers Figure 2: Number Sworn Officers per 1000 Population

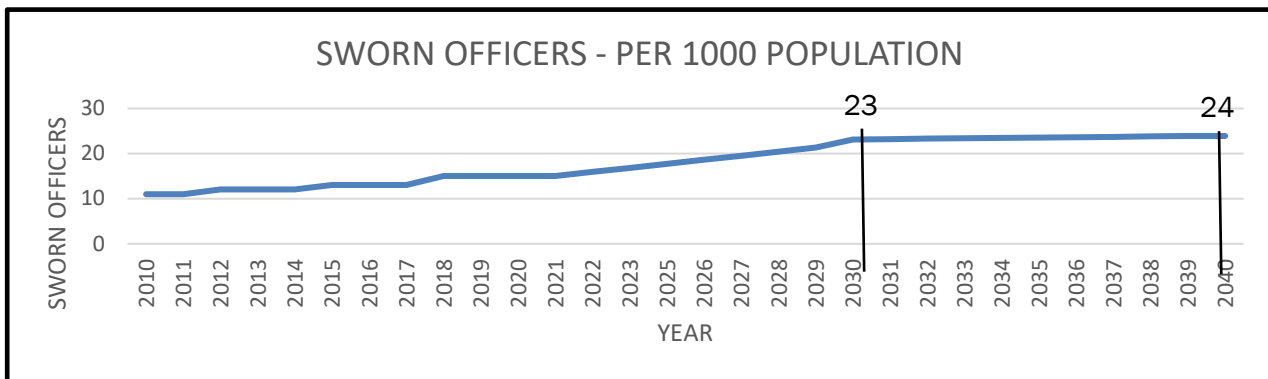


Figure 2: Projection of Sworn Officer Requirements Based on Population Increases.

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### PROGRAMMING

### 4.2

Another commonly used reference point for determining future staffing changes within an organization is the historical pattern of staffing changes. A steady increase in staffing can be seen prior to the current date. If one assumes community policing needs to remain constant over time, an estimated Sworn Staff of 28 would be required to provide the same level of service in 2040 as today.

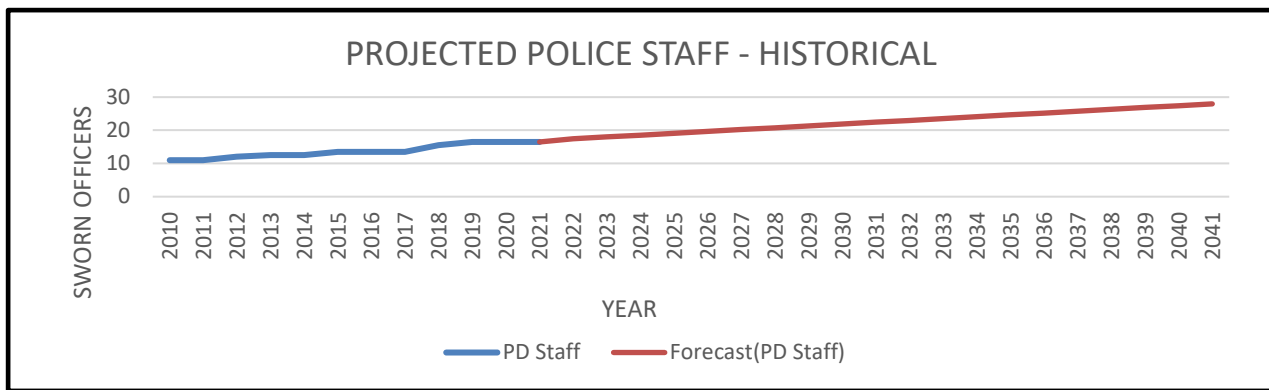


Figure 3: Number of Sworn Officer Based on Historical Staffing Patterns

These two data points create an anticipation of between 24 and 28 sworn officers required to continue to provide equivalent policing services over the next 20 years as are currently being provided to the City. With the consultation of the Police Department and the Project Team it was decided to use 24 sworn staff as the targeted goal of the Space Needs Analysis. More detail will be provided in the Space Needs Analysis section of the report regarding the staffing impact.

### SPACE NEEDS ANALYSIS

The following summary of space needs projections was developed using a series of in-person interviews with staff and was informed by the population projections developed in the previous section. The space standards utilized in the report are developed using recommendations from the International Associations of Chiefs of Police, Building Owners and Managers Association (BOMA), and general best practices developed in 35 years of professional practice in the architectural field. Finally, the recommendations are provided to provide the need for an industry recommended period of 20-years.

The base assumption of the study is that a resulting building project could be constructed as either a pair of individual buildings or two separate building efforts. Additional information is then provided that shows potential savings in shared spaces if the two buildings are combined into a single facility constructed in a single effort.

The process outlined above initially produced the following Space Needs Recommendations:



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## PROGRAMMING

## 4.3

Police Department Space Needs	23,054 SF
City Hall Space Need	16,463 SF
Total	39,517 SF

This number was found by the team to be more than projected budgets as well as, not in alignment with other facilities recently constructed in the area leading to two further cost reduction efforts. These efforts identified space savings through reductions in future space allocations, reductions in public meeting spaces and training rooms, and elimination of the Police Department Squad Garage. The following charts summarize the final space needs recommendations from the Project Team.

### POLICE DEPARTMENT SPACE NEEDS RECOMMENDATIONS SUMMARY (with 8/27/2021 reductions)

OPERATIONAL UNITS	SPACE NEED	REMARKS
RECEPTION/ADMINISTRATION	1,666 SF	
OFFICE OF THE CHIEF	1,118 SF	
PATROL	1,740 SF	
INVESTIGATIONS	907 SF	
BOOKING & HOLDING	1,548 SF	
EVIDENCE & PROPERTY	1,129 SF	
STAFF SUPPORT	3,804 SF	Training Room sized for department personnel only
SECURE GARAGE	998 SF	No Squad Garage included here
M/E/P & CIRCULATION	3,986 SF	
<b>TOTAL</b>	<b>16,897 SF</b>	



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## PROGRAMMING

## 4.4

### CITY HALL SPACE NEEDS RECOMMENDATIONS (with 8/27/2021 reductions)

OPERATIONAL UNITS	SPACE NEED	REMARKS
PUBLIC SPACES	3,820 SF	
ADMINISTRATIVE OFFICES	5,486 SF	
BUILDING SUPPORT	977 SF	
M/E/P & CIRCULATION	1,020 SF	
<b>TOTAL</b>	<b>11,302 SF</b>	

Ultimately the team determined that the project would need to be reduced by an additional 3,000 square feet for budgetary reasons. Those additional reductions were not identified during the study.

For a detailed breakdown of the Space Needs Projections refer to Appendix C.

### SHARING OF SPACES

Initial programming efforts identified area savings that could be attributed to sharing of spaces between the Police Department and City Hall if constructed as a single building including spaces such as a shared Fitness Room, Breakrooms, meeting space and using moveable partitions to combine the Police Department Training Room and City Hall Council Chambers to increase capacity. Subsequent overall space reductions reduced much of the savings accrued by sharing of space. The Program Summaries above assume individual buildings for the Police Department and City Hall.

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**OUTLINE SPECIFICATION****5.1**

Proposed project description, listed in order of CSI (Construction Specifications Institute) divisions:

**DIVISION 0: PROCUREMENT AND CONTRACTING REQUIREMENTS**

- Invitation or Advertisement for Bids
- Instructions to Bidders
- Bid Form(s)
- Agreement Form (Contract between Owner and Contractor)
  - AIA Document A101 – 2017
- General Conditions of the Contract for Construction
  - AIA Document A101 - 2017

**DIVISION 1: GENERAL REQUIREMENTS**

This encompasses the general contractor's management of the project. These items may include the following:

- Payment Procedures
- Modifications to the Contract for Construction
- Project Management / Coordination of Subcontractors
- Temporary Construction Facilities
- Protection of Existing Facilities and Site Improvements
- Company Materials and Tools
- Quality Assurance and Control
- Demonstration and Training
- Maintaining Record Drawings and Specifications
- Sustainable Design Requirements

**DIVISION 2: EXISTING CONDITIONS**

- None.

**DIVISION 3: CONCRETE**

- Footings and Foundations – See structural systems narrative. Foundations to be over excavated per the geotechnical recommendations.
- Building slab will be min. 4" thick reinforced concrete slab on gravel over crushed gravel base course, reinforcement per Engineer.
- On site sidewalks shall be 4" thick on a compacted gravel course.



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**OUTLINE SPECIFICATION****5.2****DIVISION 4: MASONRY**

- Exterior brick veneer will be used on selected sides of the building.
- Concrete Masonry Unit (CMU) @ Police Station.

**DIVISION 5: METALS**

- Structural Steel Framing for Walls, Floors, Roof
- Structural Steel Columns as required by engineer.
- Metal Fabrications
  - Handrails
  - Equipment Supports
  - Architectural Metalwork
  - Ladders
  - Bollards
- Steel Stair Components
- Misc Decorative Metal

**DIVISION 6: WOOD/PLASTICS**

- Wood Blocking at all casework and toilet accessories.
- Finish Carpentry and Trim
- Custom Cabinetry

**DIVISION 7: THERMAL AND MOISTURE PROTECTION**

- Waterproofing / Dampproofing
- Building Insulation - The building will be fully insulated in accordance with the Washington State Non-Residential Energy Code and will include:
  - Batt Insulation to achieve R-21 min. at exterior, above grade walls.
  - Acoustical Insulation - interior permanent walls shall be insulated for the suppression of sound transmission.
- Polyisocyanurate Roof insulation
- Membrane Roofing shall be a reinforced 60 mil fully adhered TPO system at Flat Roofs.
- Fire Resistive Coatings
- Sealants and Caulking

**DIVISION 8: DOORS AND WINDOWS**

- The main entry is to be aluminum swinging doors and to include automatic operators.
- All other exterior doors to be insulated hollow metal doors.
- All door frames are to be fully welded hollow metal with integral sidelights where noted.

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**OUTLINE SPECIFICATION****5.3**

- Interior doors will be solid core wood veneer type where noted. All other interior doors to be hollow metal.
- Overhead Rollup Doors
- All other exterior openings:
  - Aluminum windows
  - Aluminum Storefront
  - Curtain Wall @ Main Entry – Colored Glass
- Access Doors
- Door Hardware
- Glass and Glazing Systems

**DIVISION 9: FINISHES**

- Interior Walls: Metal Studs w/ Gypsum Wallboard – Typical wall framing shall be 3-5/8" metal studs, 22 gauge minimum, at 16" OC, w/ 5/8" GWB, typical. At all office walls interior side will have ¼" layer and 5/8" layer of GWB installed to achieve an STC rating of 55. All office walls to have acoustical insulation and will have studs and GWB extend to underside of truss on both sides for acoustical separation typical.
- Exterior Walls: Non-load bearing 6" metal studs with interior R-13 batts, exterior continuous insulation, sheathing, weather barrier with sealed gasketed metal panels system and 5/8" interior layer of gypsum wallboard.
- Metal stud frames soffits will be incorporated throughout the building.

All finishes as noted by room.

**DIVISION 10: SPECIALTIES**

- Corner guards at all outside corners stainless steel
- Wall and Door Protection
- Fire Extinguishers and Cabinets
- Interior Signage
- Marker and Tack Boards
- Lockers
- Toilet accessories
  - Paper product accessories – all owner furnished and contractor installed.
  - Other accessories – all contractor furnished and installed.

**DIVISION 11: EQUIPMENT**

- Residential appliances – microwave, range, refrigerator, dishwasher, coffee maker

**CITY OF PROSSER – POLICE STATION/ CITY HALL**

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**OUTLINE SPECIFICATION****5.4****DIVISION 12: FURNISHINGS**

- Window Coverings: All exterior windows and interior relights to have horizontal louver blinds.
- Countertops
  - Metal
  - Plastic Laminate
  - Stone
  - Cultured Marble
  - Solid Surface (Corian)
  - Quartz Agglomerate (Cambria)
- Entrance Floor Mats

**DIVISION 13: SPECIAL CONSTRUCTION**

- None.

**DIVISION 14: CONVEYING EQUIPMENT**

- None.

**DIVISION 21: FIRE SUPPRESSION**

- Automatic Sprinkler System

**DIVISION 22: PLUMBING**

- Fixtures
- Water Supply Piping
- Drain Piping

**DIVISION 23: HEATING VENTILATING AND AIR CONDITIONING (HVAC)**

- Heating Equipment
- Cooling Equipment
- Ventilation Equipment
- Ductwork for HVAC System

**DIVISION 26: ELECTRICAL**

- Power Distribution Equipment and Wiring
- Power Outlets
- Lighting Controls and Wiring
- Light Fixtures



## CITY OF PROSSER – POLICE STATION/ CITY HALL

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### OUTLINE SPECIFICATION

5.5

#### DIVISION 27: COMMUNICATIONS

- Data / Communications Wiring
- Data / Communications Outlets

#### DIVISION 28: ELECTRONIC SECURITY AND SAFETY

- Fire Alarm System
- Electronic Door Locks and Monitoring

#### DIVISION 31: EARTHWORK

- Site Clearing
- Excavation / Trenching
- Site Grading
- Geotechnical Engineering Report

#### DIVISION 32: EXTERIOR IMPROVEMENTS

- Exterior improvements include:
  - Asphalt paving
  - Sidewalks
  - Site Furnishings
  - Landscaping and Irrigation
  - Fencing, Man Swing Gates, and Automatic Vehicle Gates
  - Flag Poles (3)

#### DIVISION 33: UTILITIES

- All utilities will be required.

**CITY OF PROSSER – POLICE STATION/ CITY HALL**

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**COST ESTIMATE****6.0**

At the conclusion of the initial conceptual planning phase the estimate of probable construction cost for Option 3.1 was \$19,609,205. The estimate of probable project cost was \$28,514,491. The project cost included \$1 million for site acquisition. This was beyond what the city could afford so the program and cost were evaluated in an attempt reduce the cost.

The initial program reductions reduced the program down from 39,517 square feet to 28,199 square feet. The site plan and floor plans were not reconfigured to show this change. This was labeled as Option 3.1R. The cost for this option was also reduced by approximately \$6/square foot.

Once it was determined that the maximum debt capacity was limited at approximately \$15 million, we started to look at other options. At this point the property cost was at \$1,607,000 for the six acres site within the DenHoed property. With the cash reserves, insurance proceeds, sale of the existing property and desired financing it was determined that the total project cost needed to be in the \$19 to \$20.5 million range. To achieve this, the program was reduced by another 3,000 square feet to a revised total of 25,199 square feet. The estimate of probable construction cost for this option (3.1 Revision 2) is \$12,341,253. These costs are escalated to the first quarter of 2023, which at the time of the estimate was the assumed midpoint of construction. The estimate of probable project cost is \$19,396,220. The project cost includes \$1,607,000 for the property purchase along with 6% for closing costs and bond fees at 1.3% of the estimated bond amount of \$14 million.

As noted in the Executive Summary, the construction cost included in this estimate was escalated to the middle of construction, which at the time, was the first quarter of 2022. Our current schedule has the mid-point of construction in the first quarter of 2023. With the current economic climate this additional year could add 10% to the construction cost. This along with the soft cost could increase the overall project cost by \$1.7 million.

Refer to Appendix H for detailed construction cost estimate for the original Option 3.1, Site Comparison – Wine Country Road Site, and Site Comparison – Downtown Site.



**CITY OF PROSSER – POLICE STATION/ CITY HALL**  
Campus/Facility Feasibility and Site Analysis Manual

**APPENDIX – SITE SELECTION**

**6.1**

	FEASIBILITY & SITE ANALYSIS OPTION 3.1		FEASIBILITY & SITE ANALYSIS OPTION 3.1R2		
BUILDING GROSS SQUARE FOOTAGE	EXISTING AREA				
001 Police Station	4,250	23,054	(7,657)	15,397	
002 City Hall	8,025	16,463	(6,661)	9,802	
TOTAL	12,275	39,517	(14,318)	25,199	
<b>BUILDING SHELL &amp; CORE</b>					
101 Concrete Work	\$12.90 /SF	\$509,724	\$12.60 /SF	\$317,588	
102 Superstructure	\$52.41 /SF	\$2,071,064	\$56.66 /SF	\$1,427,871	
103 Exterior Closure	\$36.36 /SF	\$1,436,976	\$33.52 /SF	\$844,683	
104 Roofing	\$20.21 /SF	\$798,508	\$20.53 /SF	\$517,357	
105 Interior Construction	\$15.06 /SF	\$595,085	\$16.86 /SF	\$424,802	
106 Interior Finishes	\$26.71 /SF	\$1,055,655	\$26.73 /SF	\$673,592	
107 Conveying Systems	\$0.00 /SF	\$0	\$0.00 /SF	\$0	
108 Plumbing	\$14.99 /SF	\$592,500	\$15.00 /SF	\$377,998	
109 HVAC	\$49.98 /SF	\$1,975,000	\$50.00 /SF	\$1,259,995	
110 Fire Protection	\$5.00 /SF	\$197,500	\$5.00 /SF	\$125,999	
111 Electrical	\$59.97 /SF	\$2,370,000	\$60.00 /SF	\$1,511,994	
112 Low Voltage	\$0.00 /SF	\$0	\$0.00 /SF	\$0	
113 Equipment	\$3.14 /SF	\$124,035	\$2.96 /SF	\$74,492	
114 Casework & Furnishings	\$5.02 /SF	\$198,488	\$5.77 /SF	\$145,359	
115 Selective Demolition	\$0.00 /SF	\$0	\$0.00 /SF	\$0	
116 General Requirements	\$16.30 /SF	\$644,000	\$16.87 /SF	\$425,047	14 Months
SUBTOTAL	\$318.05	\$12,568,535	\$322.50	\$8,126,777	
117 Design Contingency	20.00%	\$2,513,707	12.00%	\$975,213	
SUBTOTAL		\$15,082,242		\$9,101,990	
118 General Contractor's OH & P	7.00%	\$1,055,757	7.00%	\$637,139	
SUBTOTAL		\$16,137,999		\$9,739,130	
119 Escalation to 1st Q 2023 (@ 5% Per Year)	8.00%	\$1,291,040	7.50%	\$730,435	June 2023
<b>TOTAL ESTIMATED BUILDING CONSTRUCTION COST</b>		<b>\$17,429,039</b>		<b>\$10,469,564</b>	
Cost Per Square Foot		\$441.05		\$415.48	
<b>SITE WORK</b>					
140 Selective Building Demolition		\$0		\$0	
141 Site Preparation		\$144,700		\$130,230	
142 Site Improvements		\$990,500		\$891,450	
143 Site Civil/Mechanical Utilities		\$291,975		\$262,778	
144 Site Electrical Utilities		\$145,000		\$130,500	
145 General Requirements		\$0		\$0	
SUBTOTAL		\$1,572,175		\$1,414,958	
146 Design Contingency	20.00%	\$314,435	15.00%	\$212,244	
SUBTOTAL		\$1,886,610		\$1,627,201	
146 General Contractor's OH & P	7.00%	\$132,063	7.00%	\$113,904	
SUBTOTAL		\$2,018,673		\$1,741,105	
147 Escalation to 1st Q 2023 (@ 5% Per Year)	8.00%	\$161,494	7.50%	\$130,583	June 2023
<b>TOTAL ESTIMATED SITE CONSTRUCTION COST</b>		<b>\$2,180,167</b>		<b>\$1,871,688</b>	
<b>TOTAL ESTIMATED BUILDING &amp; SITE CONSTRUCTION COST</b>		<b>\$19,609,205</b>		<b>\$12,341,253</b>	
Cost Per Square Foot		\$496.22		\$489.75	





**CITY OF PROSSER – POLICE STATION/ CITY HALL**  
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**APPENDIX – SITE SELECTION**

**6.2**

		FEASIBILITY & SITE ANALYSIS OPTION 3.1		FEASIBILITY & SITE ANALYSIS OPTION 3.1R2	
<b>TOTAL PROBABLE CONSTRUCTION COST</b>			<b>\$19,609,205</b>		<b>\$12,341,253</b>
200	WSST @	8.6%	\$1,686,392	8.6%	\$1,061,348
201	Construction Contingency	5.0%	\$980,460	4.0%	\$493,650
202	WSST On Construction Contingency	8.6%	\$84,320	8.6%	\$42,454
	<b>SUBTOTAL</b>		<b>\$2,751,172</b>		<b>\$1,597,452</b>
<b>A&amp;E FEES</b>					
300	Basic Services Fees	7.27%	\$1,425,589	7.81%	\$963,852
301	Basic Services Fee (Change Orders) - <b>Allowance</b>	7.27%	\$71,279	7.81%	\$38,554
302	Special Consultant Additional Services	2.00%	\$392,184	2.00%	\$246,825
303	Acoustical Consultant	LS		LS	
304	Cost Estimator	LS		LS	
305	Land Use Application (SEPA)	LS		LS	
306	On-Site Civil Engineering	LS		LS	
307	Off-Site Civil Engineering	LS		LS	
308	Landscape Design	LS		LS	
309	Sustainable Design	LS		LS	
310	Commissioning Coordination	LS		LS	
311	Furniture Selection	LS		LS	
312	Artwork Selection	LS		LS	
313	Signage Selection	LS		LS	
314	As-Constructed Record Drawings	LS		LS	
315	Life Cycle Cost Analysis (LCCA)	LS		LS	
316	Telecommunications Engineering	LS		LS	
317	Audio/Visual Consultant	LS		LS	
318	Fire Protection	LS		LS	
319	Additional CA Observation	HRLY	\$40,000	HRLY	\$40,000
	<b>SUBTOTAL</b>		<b>\$1,929,053</b>		<b>\$1,289,231</b>
<b>OTHER FEES</b>					
400	Feasibility Study Fee	LS	\$69,600	LS	\$69,600
401	Interior Design	NA		NA	
402	Constructability Review	NA		NA	
403	Value Engineering	NA		NA	
404	Traffic Study	Allowance	\$50,000	Allowance	\$50,000
405	Commissioning Agent	Allowance	\$60,000	Allowance	\$60,000
406	Construction Management	NA		NA	
407	Reimbursable Expenses	TM	\$12,000	TM	\$8,000
408	Construction Testing & Special Inspection	0.50%	\$98,046	0.50%	\$61,706
409	Site Surveys	LS	\$15,000	LS	\$15,000
410	Soils Analysis (Geotech)	LS	\$9,000	LS	\$9,000
411	ALTA Survey	LS	\$3,000	LS	\$3,000
412	Cultural Resource Survey	LS	\$3,000	LS	\$3,000
413	Flood Plain Analysis	LS	\$2,600	LS	\$2,600
414	Aquifer Study	LS	\$10,000	LS	\$10,000
415	Hazardous Testing, Report, & Spec	NA		NA	
416	Hazardous Materials Abatement	NA		NA	
417	Phase I Environmental Site Assessment	LS	\$3,000	LS	\$3,000
418	Full Scale Mock Up Costs	NA		NA	
419	LEAN Consultant	NA		NA	
420	Air Barrier Leakage Testing	LS	\$4,200	LS	\$4,200
	<b>SUBTOTAL</b>		<b>\$339,446</b>		<b>\$299,106</b>
<b>FURNITURE, FURNISHINGS, AND EQUIPMENT</b>					
500	Furniture & Furnishings	\$15.00 /SF	\$592,755	\$15.00 /SF	\$377,985
501	Major Equipment	2.00%	\$392,184	2.00%	\$246,825
502	IT Equipment	LS	\$250,000	LS	\$250,000
503	IT Cabling	\$5.50 /SF	\$217,344	\$5.50 /SF	\$138,595
504	Security/Access Control	LS	\$180,000	LS	\$180,000
505	WSST on FF&E	8.60%	\$140,376	8.60%	\$102,633
	<b>SUBTOTAL</b>		<b>\$1,772,659</b>		<b>\$1,296,037</b>
<b>CONTINGENCIES</b>					
600	General Owner Contingency	4.00%	\$784,368	4.00%	\$493,650
601	Other Contingency	0.00%	\$0	0.00%	\$0
	<b>SUBTOTAL</b>		<b>\$784,368</b>		<b>\$493,650</b>



**CITY OF PROSSER – POLICE STATION/ CITY HALL**  
Campus/Facility Feasibility and Site Analysis Manual

**APPENDIX – SITE SELECTION**

**6.3**

		FEASIBILITY & SITE ANALYSIS OPTION 3.1		FEASIBILITY & SITE ANALYSIS OPTION 3.1R2	
MISCELLANEOUS PROJECT COST					
700	Plan Review Fee - City of Prosser		\$33,106		\$21,296
701	Building Permits		\$66,213		\$42,592
702	Land Use Application Review Fee - City of Prosser	LS	\$500	LS	\$500
703	Zoning Approvals	NA		NA	
704	Traffic Impact Fees - City of Prosser	NA		NA	
705	L&I Plan Review Fee	NA		NA	
706	Utility Fees - City Connections	LS	\$15,000		Waved
707	Utility Fees - Power	LS	\$30,000	LS	\$30,000
708	Utility Fees - Natural Gas	LS	\$10,000		
709	Appraisal	NA		NA	
710	Legal & Accounting Fees	?		?	
711	Insurance	0.20%	\$39,218	0.20%	\$24,683
712	Signage and Graphics	LS	\$65,000	LS	\$65,000
	SUBTOTAL		\$259,038		\$184,071
LEASING / OCCUPANCY					
800	Site Acquisition	LS	\$1,000,000	LS	\$1,607,000
801	Closing Costs:	6.00%	\$60,000	6.00%	\$96,420
802	Appraisal Application				
803	Real Estate Taxes				
804	Title Insurance				
805	Financing Costs (Interest)	NA		NA	
806	Bond Fees			Allowance	\$182,000
807	Moving Costs	LS	\$10,000	LS	\$10,000
808	Transition Planning	NA		NA	
	SUBTOTAL		\$1,070,000		\$1,895,420
<b>TOTAL ESTIMATED SOFT COST</b>			<b>\$8,905,735</b>		<b>\$7,054,973</b>
<b>TOTAL ESTIMATED PROJECT COST</b>			<b>\$28,514,941</b>		<b>\$19,396,226</b>

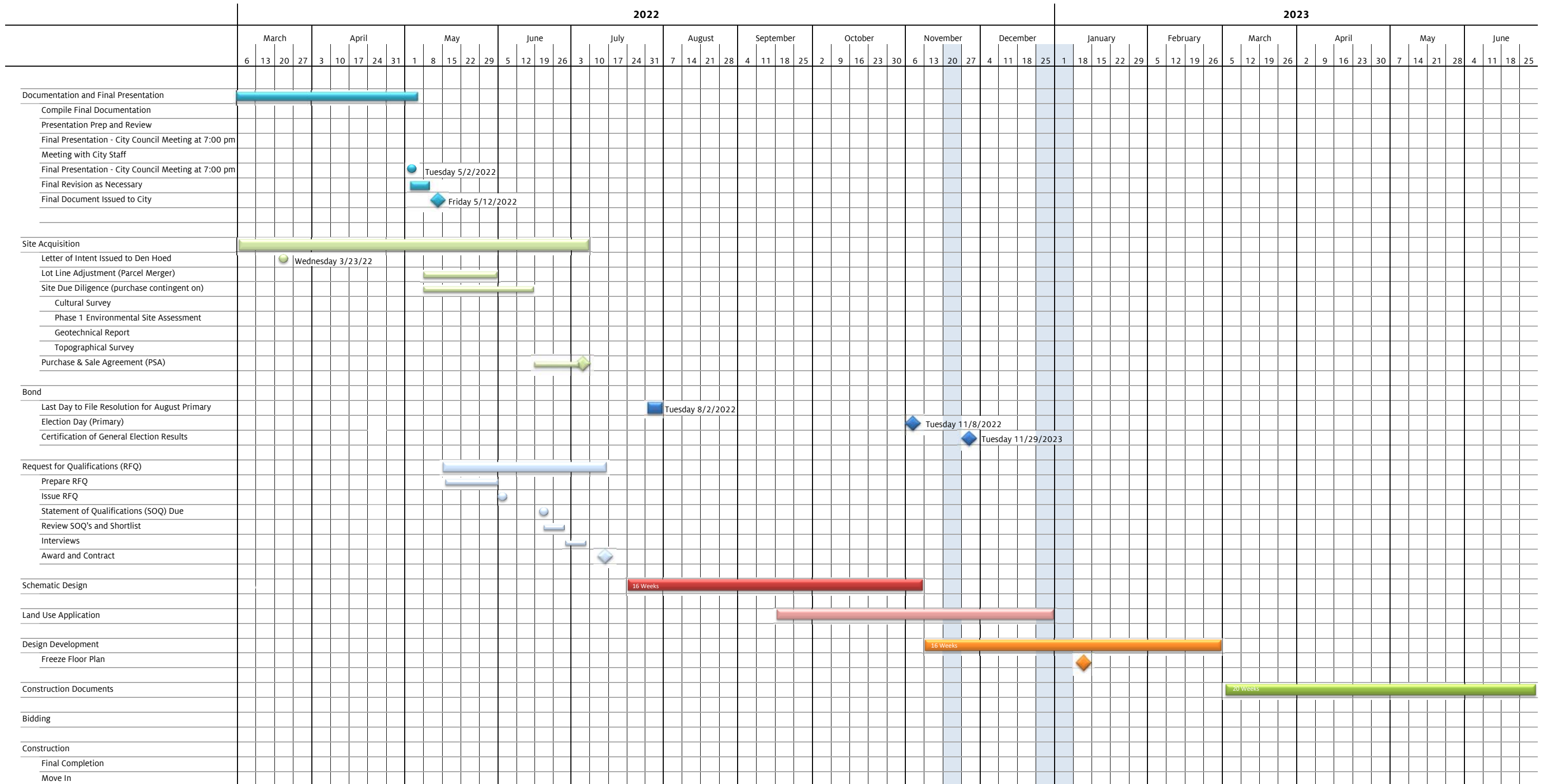


CITY OF PROSSER - POLICE STATION/CITY HALL

Campus/Facility Feasibility and Site Analysis

PROPOSED PROJECT SCHEDULE

7.1

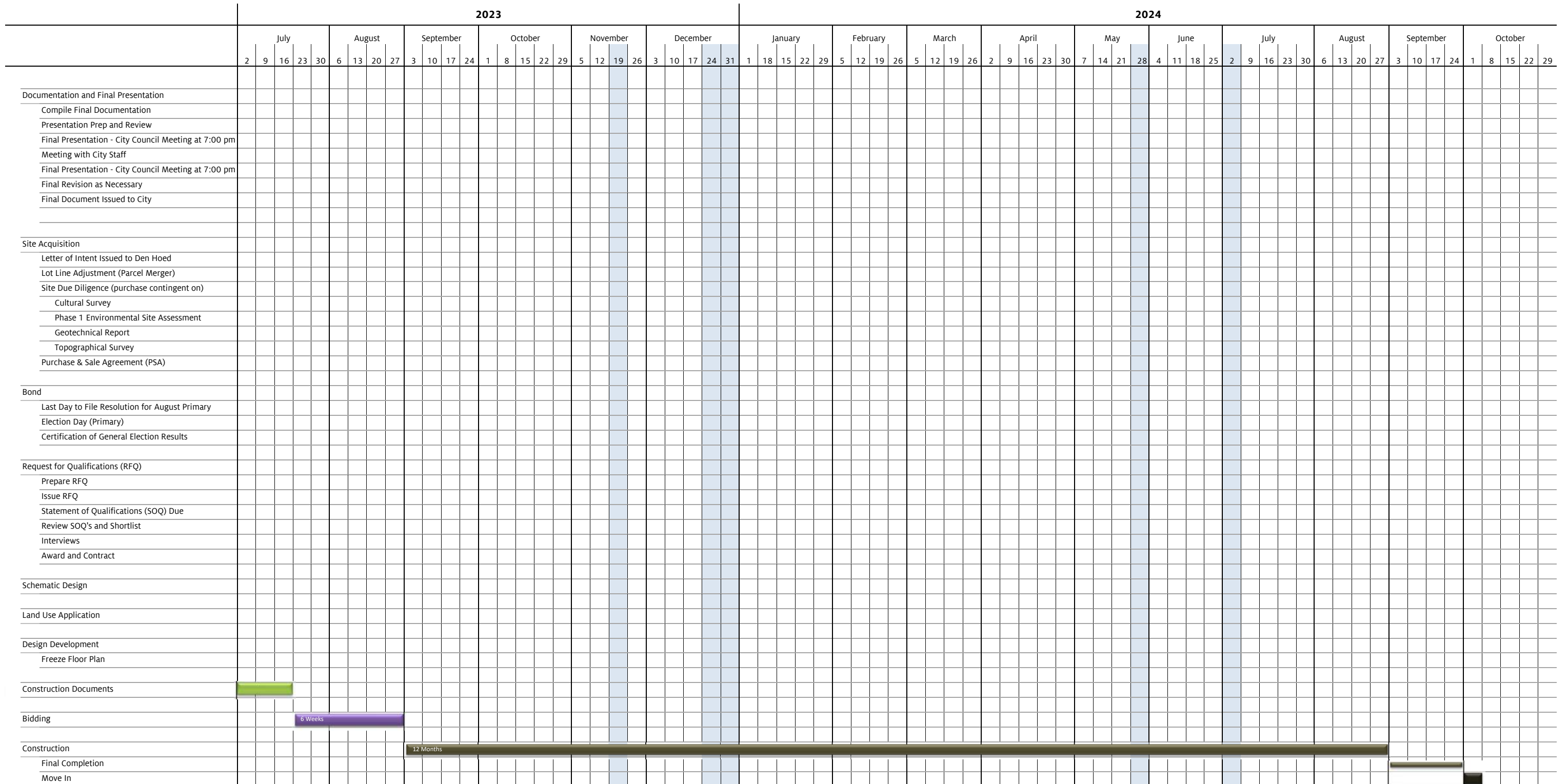


**CITY OF PROSSER - POLICE STATION/CITY HALL**

Campus/Facility Feasibility and Site Analysis

**PROPOSED PROJECT SCHEDULE**

**7.2**





## CITY OF PROSSER – POLICE STATION/ CITY HALL

Campus/Facility Feasibility and Site Analysis Manual

### APPENDIX – SITE SELECTION

8.0A

#### APPENDIX CONTENTS

A. SITE SELECTION

SITE 1, Benton County Property Search

1A. Bennet Ave - Parcel – 101843020063025

1B. Bennet Ave - Parcel – 101843020063026

1C. Skating Rink - Parcel – 101843020063001

SITE 2, Benton County Property Search

2A. Den Hoed - Parcel – 102841000008001

2B. Den Hoed - Parcel – 102841000009000

2C. Den Hoed - Parcel – 102841000010001

SITE 3, Benton County Property Search

3. Wine Country Road - Parcel – 102841020004001

SITE 4, Benton County Property Search

4. Hospital - Parcel – 101843020081018

SITE 5, Benton County Property Search

5. Existing City Hall - Parcel – 102844030064025

**Benton County Property Search**10506  
1331 BENNETT AVECITY OF PROSSER  
601 7TH ST  
PROSSER, WA 99350Total Market Value  
\$70,230**KEY INFORMATION**

Parcel # / Geo ID	101843020063025	Use Code	69 Service - Miscellaneous
Township	08	Section	01
Range	24	Legal Acres	0
Neighborhood	640200	Subdivision / Section	1170
Land Size Acres	0.2295	Land Size Sq Foot	10000.00
Legal Description	PROSSER FIRST SUBDIVISION BLOCK 63 LOTS 13 & 14 AND LOTS 15 & 16		
Taxing District	P1	Exemption	GOVT

**ASSESSMENT DETAILS**

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$25,760
Land Homesite Value	\$0
Land Non-Homesite Value	\$44,470
Market Value	\$70,230
Assessed Value	\$70,230
Taxable Value	\$70,230

**BUILDINGS DETAILS****RESIDENTIAL BUILDING (1)**

Living Area (sqft)	0
Condition	-
Bedrooms	-
Bathrooms	-
Half Bathrooms	-
Foundation	-
Exterior Wall	-
Roof Covering	-
HVAC	-
Fireplace	-

**IMPROVEMENTS**

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
SERVGAR	-	10	1940	2360.0

**LAND**

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	69	0.2295	10000.00

**SALES**

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
06/24/2015	\$81,000	15K03338	2015-018486	SWD	PENDLETON GRAIN GROWERS INC,	CITY OF PROSSER	-
05/10/1965	\$33,000	1965	-	HDeed	-	UNKNOWN	-

**TAXING JURISDICTION****ROLL VALUE HISTORY**

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$25,760	\$44,470	\$0	\$70,230	\$0
2019	\$25,760	\$44,470	\$0	\$70,230	\$0

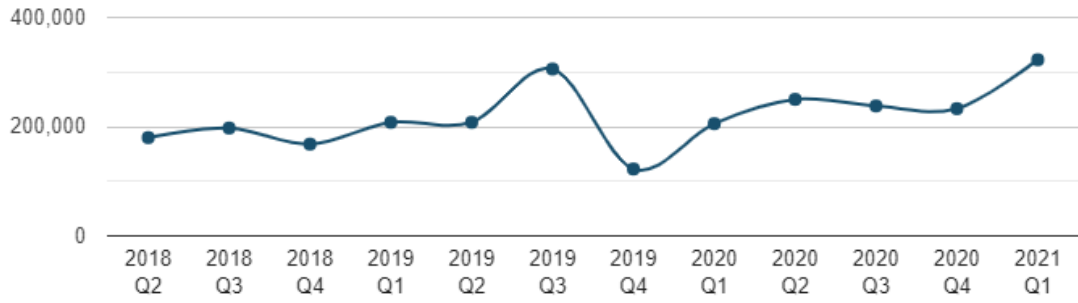
**LINKED OWNERS**

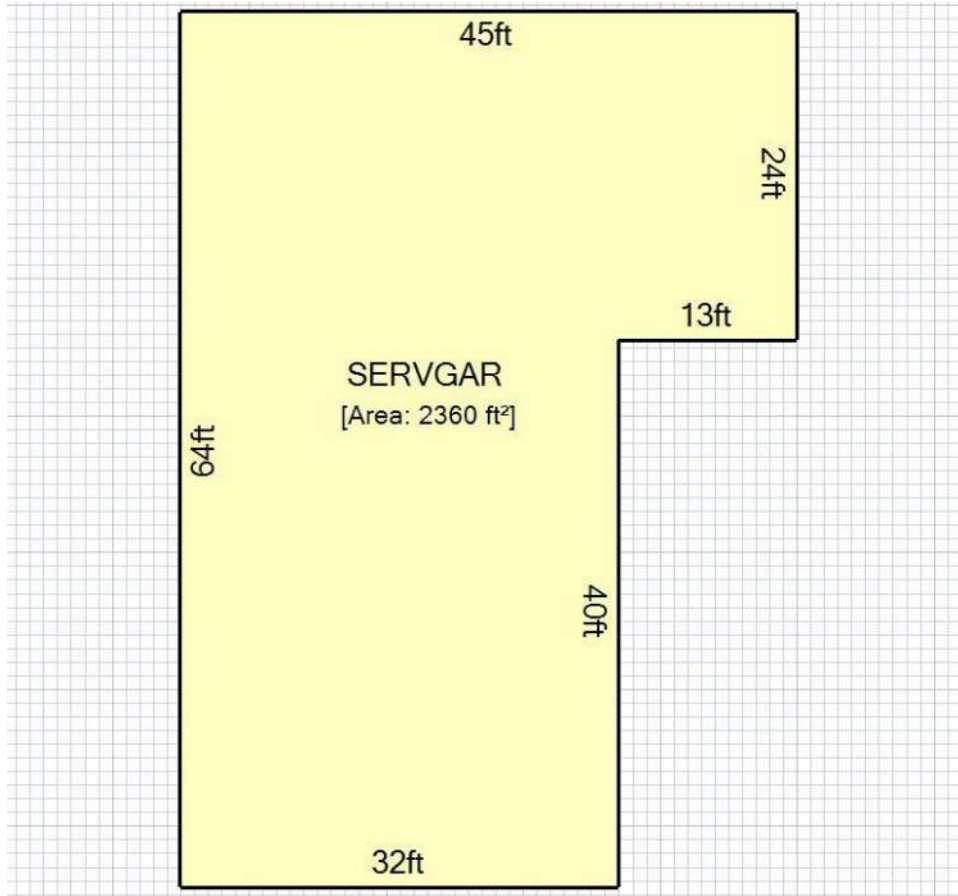
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### PERMITS

No items to display

### MEDIAN RESIDENTIAL HOUSE PRICE







**Benton County Property Search**10507  
1311 BENNETT AVECITY OF PROSSER  
601 7TH ST  
PROSSER, WA 99350Total Market Value  
**\$52,750****KEY INFORMATION**

Parcel # / Geo ID	101843020063026	Use Code	64 Service - Repair
Township	08	Section	01
Range	24	Legal Acres	0
Neighborhood	640200	Subdivision / Section	1170
Land Size Acres	0.4508	Land Size Sq Foot	19636.85
Legal Description	LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 63, FIRST SUBDIVISION OF PROSSER ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE NORTH 42°29'25" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 2.80 FEET; THENCE SOUTH 48°30'00" EAST 100.04 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 5, SAID POINT BEING 4.50 FEET NORTHEASTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 5, AS MEASURED ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 42°29'14" WEST ALONG SAID SOUTHEASTERLY LINE 4.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 47°31'43" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING. (DESCRIPTION CHANGE PER AF#2017-027119, 9/20/2017)		
Taxing District	P1	Exemption	GOVT

**ASSESSMENT DETAILS**

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Land Homesite Value	\$52,750
Land Non-Homesite Value	\$0
Market Value	\$52,750
Assessed Value	\$52,750
Taxable Value	\$52,750

**BUILDINGS DETAILS**

No data to display

**IMPROVEMENTS**

No items to display

**LAND**

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	64	0.4508	19636.85

**SALES**

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
09/19/2017	\$0	-	2017-027118	QCD	-	PAESCHKE ENTERPRISES LLC	129981
09/13/2017	\$0	-	2017-027119	QCD	-	CITY OF PROSSER	129982
09/13/2017	\$0	-	2017-027117	QCD	-	PAESCHKE ENTERPRISES LLC	129980
02/09/2017	\$0	17P00026	2017-004314	QCD	-	PAESCHKE ENTERPRISES LLC	125296
02/09/2017	\$0	17P00024	2017-004316	QCD	-	PAESCHKE ENTERPRISES LLC	125294
02/09/2017	\$0	17P00025	2017-004315	QCD	-	CITY OF PROSSER	125295
07/14/2015	\$118,500	15K03718	2015-020363	SWD	HEARD, ETHEL	CITY OF PROSSER	-
11/06/1974	\$20,000	197454158	-	HDeed	-	UNKNOWN	-

**TAXING JURISDICTION**

PID: 10507

Owner: CITY OF PROSSER

% Ownership: 100.0000000000

Total Value: \$52,750

Total Levy: \$0

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$52,750	\$0	\$0.00
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$52,750	\$0	\$0.00
CNYVET	COUNTY VETERANS	0.0112500002	\$52,750	\$0	\$0.00
COUNTY	COUNTY	1.0227793891	\$52,750	\$0	\$0.00
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$52,750	\$0	\$0.00
PORTBNT	PORT OF BENTON	0.3056414154	\$52,750	\$0	\$0.00
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$52,750	\$0	\$0.00
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$52,750	\$0	\$0.00
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$52,750	\$0	\$0.00
STATE	STATE SCHOOL	1.7414586980	\$52,750	\$0	\$0.00
STATE2	STATE SCHOOL PART 2	0.9368595849	\$52,750	\$0	\$0.00
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$52,750	\$0	\$0.00
Total			12.4873566758	Total	\$0

### ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$0	\$52,750	\$0	\$52,750	\$0
2019	\$0	\$52,750	\$0	\$52,750	\$0

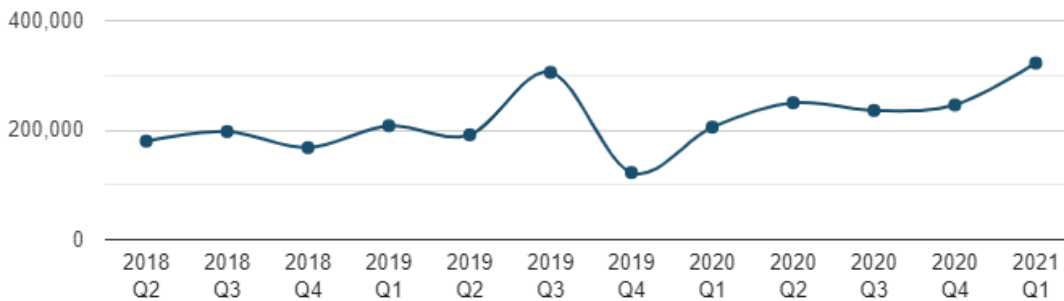
### LINKED OWNERS

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### PERMITS

No items to display

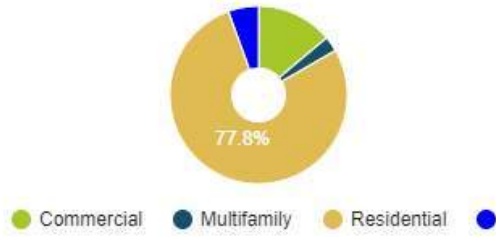
### MEDIAN RESIDENTIAL HOUSE PRICE



### RESIDENTIAL ASSESSED VALUES

Low  
\$23,510  
 Median  
 \$167,405  
 High  
\$549,250

RES. SALES BY TYPE



RESIDENTIAL SALE PRICES

**Biggest Sale**

**\$399,900**

**Average Home Price**

**\$243,000**

**Lowest Sale**

**\$115,000**





Benton County Property Search

10492  
602 7TH ST

PAESCHKE ENTERPRISES LLC  
PO BOX 303  
PROSSER, WA 99350

Total Market Value  
\$300,970

KEY INFORMATION

Parcel # / Geo ID	101843020063001	Use Code	74 Recreational
Township	08	Section	01
Range	24	Legal Acres	0
Neighborhood	640200	Subdivision / Section	1170
Land Size Acres	0.2380	Land Size Sq Foot	10367.28
Legal Description	LOTS 1, 2, 3, AND 4, BLOCK 63, FIRST SUBDIVISION OF PROSSER ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 5; THENCE NORTH 42°29'25" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 2.80 FEET; THENCE SOUTH 48°30'00" EAST 100.04 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 5, SAID POINT BEING 4.50 FEET NORTHEASTERLY OF THE MOST EASTERLY CORNER OF SAID LOT 5, AS MEASURED ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 42°29'14" WEST ALONG SAID SOUTHEASTERLY LINE 4.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 5; THENCE NORTH 47°31'43" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING. (DESCRIPTION CHANGE PER AF#2017-027118, 9/20/2017)		
Taxing District	P1	Exemption	None

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$237,900
Land Homesite Value	\$0
Land Non-Homesite Value	\$63,070
Market Value	\$300,970
Assessed Value	\$300,970
Taxable Value	\$300,970

BUILDINGS DETAILS

RESIDENTIAL BUILDING (1)

Living Area (sqft)	0
Condition	-
Bedrooms	-
Bathrooms	-
Half Bathrooms	-
Foundation	-
Exterior Wall	-
Roof Covering	-
HVAC	-
Fireplace	-

IMPROVEMENTS

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
SKATING	-	30	1920	9936.0

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	74	0.2380	10367.28

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
09/19/2017	\$0	-	2017-027118	QCD	-	PAESCHKE ENTERPRISES LLC	129981
09/13/2017	\$0	-	2017-027117	QCD	-	PAESCHKE ENTERPRISES LLC	129980
02/09/2017	\$0	17P00026	2017-004314	QCD	-	PAESCHKE ENTERPRISES LLC	125296
02/09/2017	\$0	17P00024	2017-004316	QCD	-	PAESCHKE ENTERPRISES LLC	125294
06/22/2005	\$0	05P00419	2005-038948	PACD	PAESCHKE, WENDY JO ANN	UNKNOWN	-
12/23/2004	\$0	04P00404	2004-044828	QCD	PAESCHKE, PAUL	PAESCHKE WENDY JO ANN	-
12/23/2004	\$270,000	04P00403	2004-044827	RC	BENNETT, RONALD G & BERTHA J	PAESCHKE WENDY JO ANN	-
01/26/1995	\$0	199500326	-	HDeed	-	UNKNOWN	-
05/09/1986	\$82,000	198601840	-	HDeed	-	UNKNOWN	-
11/25/1985	\$0	198517382	-	HDeed	-	UNKNOWN	-
03/15/1972	\$30,000	1972	-	HDeed	-	UNKNOWN	-

## TAXING JURISDICTION

PID: 10492

Owner: PAESCHKE ENTERPRISES LLC

% Ownership: 100.0000000000

Total Value: \$300,970

Total Levy: \$3,758

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$300,970	\$300,970	\$680.74
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$300,970	\$300,970	\$7.52
CNYVET	COUNTY VETERANS	0.0112500002	\$300,970	\$300,970	\$3.39
COUNTY	COUNTY	1.0227793891	\$300,970	\$300,970	\$307.83
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$300,970	\$300,970	\$94.53
PORTBNT	PORT OF BENTON	0.3056414154	\$300,970	\$300,970	\$91.99
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$300,970	\$300,970	\$13.90
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$300,970	\$300,970	\$778.30
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$300,970	\$300,970	\$577.42
STATE	STATE SCHOOL	1.7414586980	\$300,970	\$300,970	\$524.13
STATE2	STATE SCHOOL PART 2	0.9368595849	\$300,970	\$300,970	\$281.97
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$300,970	\$300,970	\$396.61
Total			12.4873566758	Total	\$3,758

## ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$237,900	\$63,070	\$0	\$300,970	\$300,970
2019	\$237,900	\$63,070	\$0	\$300,970	\$300,970

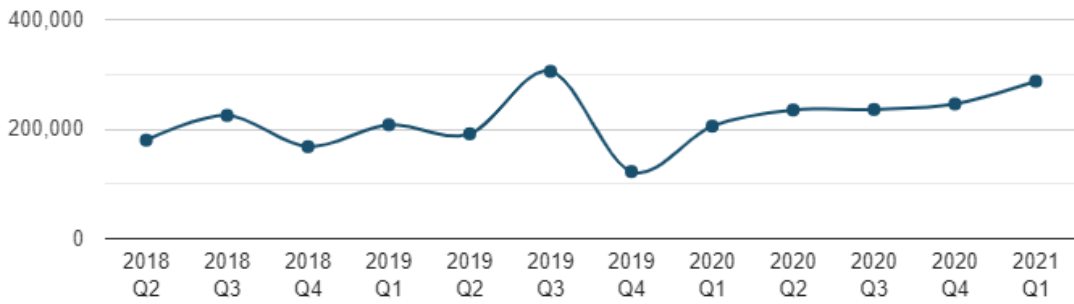
## LINKED OWNERS

OWNER NAME	DESCRIPTION
No items to display	

## PERMITS

ISSUE DATE	STATUS	DESCRIPTION	COMMENT	COMPLETE DATE
No items to display				

### MEDIAN RESIDENTIAL HOUSE PRICE



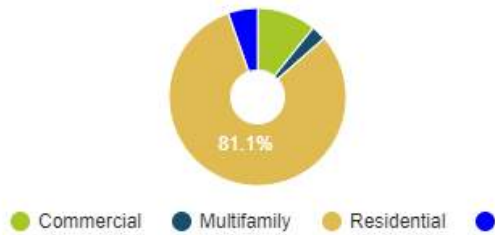
### RESIDENTIAL ASSESSED VALUES

**Low**  
\$23,510

**Median**  
\$166,465

**High**  
\$549,250

### RES. SALES BY TYPE



### RESIDENTIAL SALE PRICES

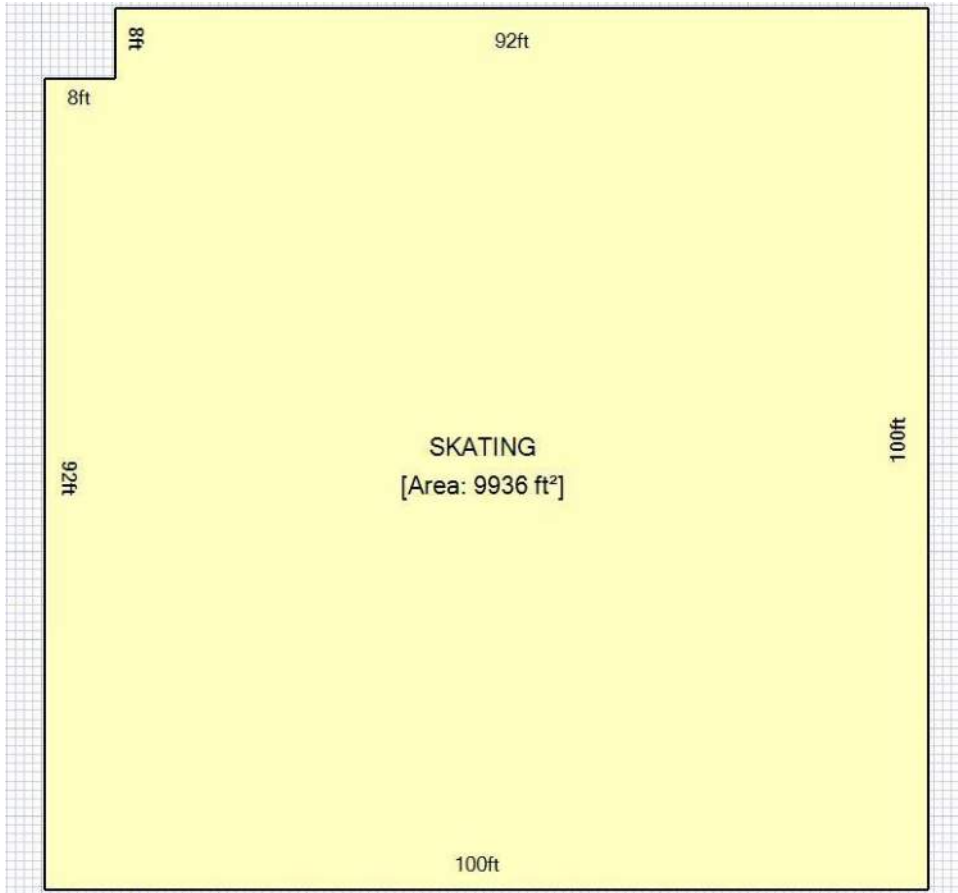
**Biggest Sale**  
\$399,900

**Average Home Price**  
\$243,000

**Lowest Sale**  
\$115,000







**Benton County Property Search**12377  
121 S WAMBA RDDEN HOED PARKWAY LLC  
63802 N WILGUS RD  
GRANDVIEW, WA 98930Total Market Value  
**\$426,490****KEY INFORMATION**

Parcel # / Geo ID	102841000008001	Use Code	18 Other Residential (rural -over 1 acre)
Township	08	Section	02
Range	24	Legal Acres	17
Neighborhood	143677 100	Subdivision / Section	-
Land Size Acres	16.5500	Land Size Sq Foot	720918.00
Legal Description	SECTION 2 TOWNSHIP 8 NORTH RANGE 24: THAT PORTION OF GOVERNMENT LOTS 2 AND 5, LYING NORTH AND EAST OF WINE COUNTRY ROAD (SIXTH STREET) EXCEPT THE SOUTH 200 FEET, AS MEASURED AT RIGHT ANGLES TO SAID WINE COUNTRY ROAD: EXCEPT THE NORTH 650 FEET OF THE WEST 650 FEET OF SAID GOVERNMENT LOT 2 AND EXCEPT THE NORTH 30 FEET AND THE WEST 20 FEET FOR ROADS: AND EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 289.3 FEET SOUTH OF THE NORTHEAST CORNER: THENCE NORTH 00; 09' WEST FOR 289.3 FEET TO THE NORTH LINE OF SAID SUBDIVISION: THENCE NORTH 89; 49' WEST, ALONG SAID NORTH LINE, 341.5 FEET: THENCE SOUTH 07; 59' EAST FOR 609.2 FEET: THENCE SOUTH 23; 14' EAST FOR 137 FEET, MORE OR LESS TO THE NORTHERLY BANK OF THE YAKIMA RIVER: THENCE NORTHEASTERLY ALONG SAID NORTHERLY BANK OF THE YAKIMA RIVER TO THE POINT OF BEGINNING: AND TOGETHER WITH THAT PORTION OF SAID GOVERNMENT LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 650 FEET EAST OF THE NORTHWEST CORNER: THENCE SOUTH 650 FEET: THENCE WEST 592.2 FEET: THENCE NORTH 77; 52' EAST FOR 226.3 FEET: THENCE NORTH 50; 30' EAST FOR 246.0 FEET: THENCE NORTH 29; 11' EAST FOR 182.2 FEET: THENCE NORTH 06; 43' EAST FOR 288 FEET: THENCE SOUTH 89; 49' EAST FOR 59.4 FEET, ALONG THE NORTH LINE, TO THE TRUE POINT OF BEGINNING: (QCD 8/12/93) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. except EXISTING ROAD RIGHT OF WAY CONTAINING 1883 SQ.FT. MORE OR LESS. (DESCRIPTION CHANGE 03/26/2001 AF#2001-007431)		
Taxing District	P1	Exemption	None

**ASSESSMENT DETAILS**

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$268,110
Land Homesite Value	\$158,380
Land Non-Homesite Value	\$0
Market Value	\$426,490
Assessed Value	\$426,490
Taxable Value	\$426,490

**BUILDINGS DETAILS****RESIDENTIAL BUILDING (1)**

Living Area (sqft)	2324.0 sqft
Condition	3
Bedrooms	4.00
Bathrooms	2.00
Half Bathrooms	-
Foundation	Crawl/Concrete Perimeter Piers
Exterior Wall	Brick Veneer
Roof Covering	Comp Shingle - Arch
HVAC	Central heat/cooling
Fireplace	1.00

**RESIDENTIAL BUILDING (2)****IMPROVEMENTS**

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
DETGAR	-	30	1990	2100.0
MA	Main Area	35	1964	2324.0
CovPatio	Covered Patio	35	1964	192.0

**LAND**



LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
9	None	-	18	16.5500	720918.00

## SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
11/20/2008	\$0	08P00323	2008-033274	QCD	RATTLESNAKE VINEYARDS LLC	DEN HOED PARKWAY LLC	-
02/27/2008	\$1,500,000	08K00829	2008-005159	SWD	BLAIR TRUSTEE, JAN W & M GAIL	FOOTHILL VINEYARDS LLC	-
02/26/2004	\$0	04K01207	2004-008491	WD	BLAIR, JAN W & GAIL	BLAIR TRUSTEE JAN W & M GAIL	-
03/21/2001	\$3,748	01K01369	2001-007431	HDeed	-	BLAIR JAN W & GAIL	-
06/15/1990	\$229,785	19902853	-	HDeed	-	UNKNOWN	-
12/21/1966	\$0	1966	-	HDeed	-	UNKNOWN	-

## TAXING JURISDICTION

PID: 12377

Owner: DEN HOED PARKWAY LLC

% Ownership: 100.0000000000

Total Value: \$408,000

Total Levy: \$5,095

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$408,000	\$408,000	\$922.82
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$408,000	\$408,000	\$10.20
CNYVET	COUNTY VETERANS	0.0112500002	\$408,000	\$408,000	\$4.59
COUNTY	COUNTY	1.0227793891	\$408,000	\$408,000	\$417.29
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$408,000	\$408,000	\$128.14
PORTBNT	PORT OF BENTON	0.3056414154	\$408,000	\$408,000	\$124.70
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$408,000	\$408,000	\$18.84
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$408,000	\$408,000	\$1055.08
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$408,000	\$408,000	\$782.77
STATE	STATE SCHOOL	1.7414586980	\$408,000	\$408,000	\$710.52
STATE2	STATE SCHOOL PART 2	0.9368595849	\$408,000	\$408,000	\$382.24
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$408,000	\$408,000	\$537.65
Total			12.4873566758	Total	\$5,095

## ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$249,620	\$158,380	\$0	\$408,000	\$408,000
2019	\$231,130	\$158,380	\$0	\$389,510	\$389,510

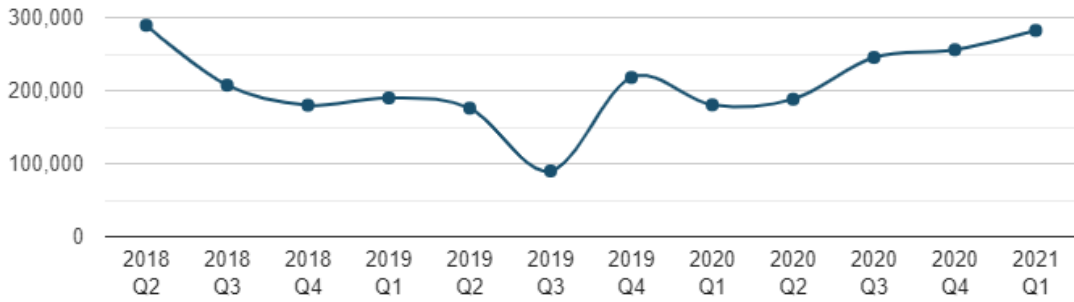
## LINKED OWNERS

No items to display

## PERMITS

No items to display

**MEDIAN RESIDENTIAL HOUSE PRICE**



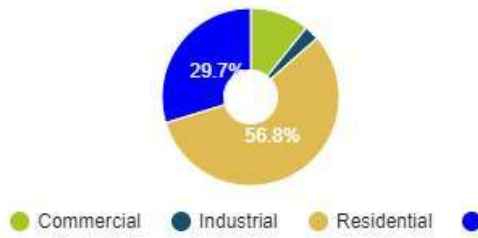
**RESIDENTIAL ASSESSED VALUES**

**Low**  
\$50,240

**Median**  
 \$152,200

**High**  
\$685,160

**RES. SALES BY TYPE**



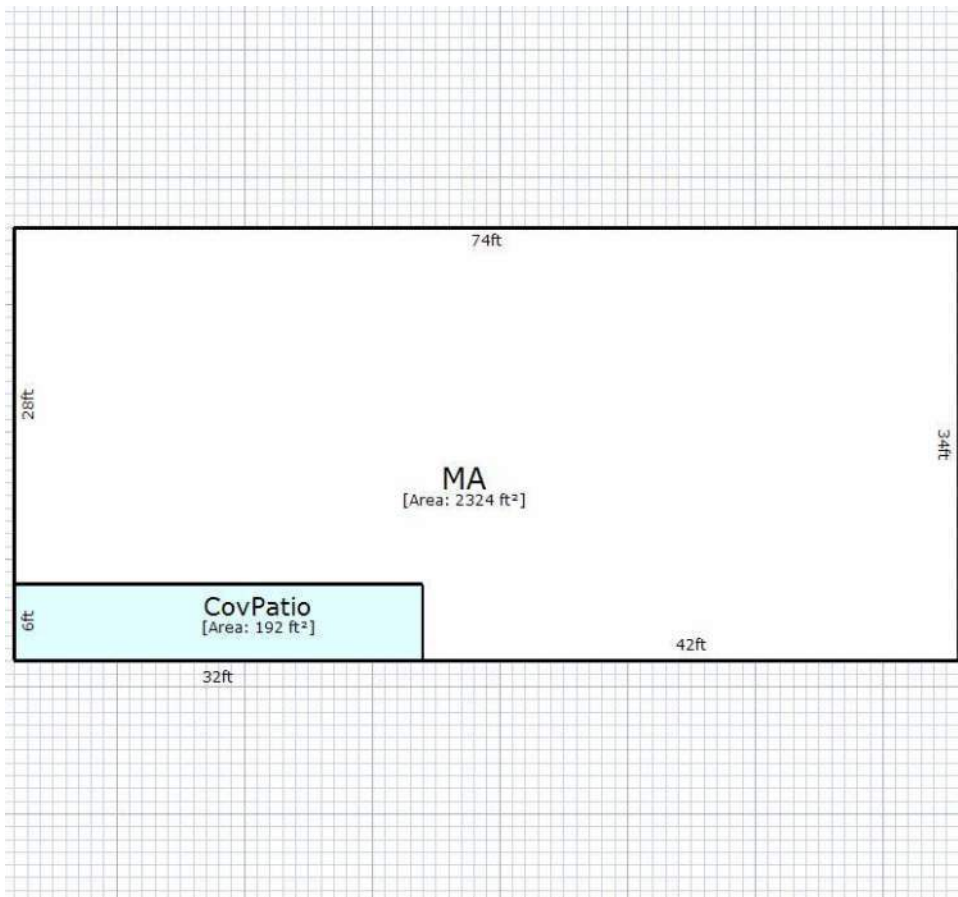
**RESIDENTIAL SALE PRICES**

**Biggest Sale**  
\$650,000

**Average Home Price**  
 \$255,000

**Lowest Sale**  
 \$116,000







Benton County Property Search

12378  
WAMBA RD

DEN HOED PARKWAY LLC  
63802 N WILGUS RD  
GRANDVIEW, WA 98930

Total Market Value  
\$638,950

KEY INFORMATION

Parcel # / Geo ID	102841000009000	Use Code	18 Other Residential (rural -over 1 acre)
Township	08	Section	02
Range	24	Legal Acres	7
Neighborhood	640250	Subdivision / Section	-
Land Size Acres	7.0000	Land Size Sq Foot	304920.00
Legal Description	SECTION 2 TOWNSHIP 8 NORTH RANGE 24: THE NORTH 650 FEET OF THE WEST 650 FEET OF GOVERNMENT LOT 2, LESS PORTION DEFINED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION 650 FEET EAST OF THE NORTHWEST CORNER: THENCE SOUTH 650 FEET: THENCE WEST 592.2 FEET: THENCE NORTH 77; 52' EAST 226.3 FEET: THENCE NORTH 50; 30' EAST 246.0 FEET: THENCE NORTH 29; 11' EAST 182.2 FEET: THENCE NORTH 06; 43' EAST 288.0 FEET: THENCE SOUTH 89; 49' EAST 59.4 FEET ALONG THE NORTH LINE TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD.		
Taxing District	P1	Exemption	None

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$638,950
Market Value	\$638,950
Assessed Value	\$638,950
Taxable Value	\$638,950

BUILDINGS DETAILS

No data to display

IMPROVEMENTS

No items to display

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	18	7.0000	304920.00

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
11/20/2008	\$0	08P00323	2008-033274	QCD	RATTLESNAKE VINEYARDS LLC	DEN HOED PARKWAY LLC	-
02/27/2008	\$610,000	08K00830	2008-005155	SWD	PROSSER COMMUNITY CHURCH	FOOTHILL VINEYARDS LLC	-
02/16/2007	\$305,000	07K00943	2007-005662	SWD	BONHOLZER, TRUSTEES, JAMES R &	PROSSER COMMUNITY CHURCH	-
09/29/1977	\$0	197770506	-	HDeed	-	UNKNOWN	-
09/11/1968	\$19,000	1968	-	HDeed	-	UNKNOWN	-

TAXING JURISDICTION

PID: 12378

Owner: DEN HOED PARKWAY LLC

% Ownership: 100.0000000000

Total Value: \$638,950

Total Levy: \$7,979

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$638,950	\$638,950	\$1445.19
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$638,950	\$638,950	\$15.97
CNYVET	COUNTY VETERANS	0.0112500002	\$638,950	\$638,950	\$7.19
COUNTY	COUNTY	1.0227793891	\$638,950	\$638,950	\$653.50
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$638,950	\$638,950	\$200.68
PORTBNT	PORT OF BENTON	0.3056414154	\$638,950	\$638,950	\$195.29
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$638,950	\$638,950	\$29.50
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$638,950	\$638,950	\$1652.31
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$638,950	\$638,950	\$1225.85
STATE	STATE SCHOOL	1.7414586980	\$638,950	\$638,950	\$1112.71
STATE2	STATE SCHOOL PART 2	0.9368595849	\$638,950	\$638,950	\$598.61
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$638,950	\$638,950	\$841.99
Total			12.4873566758	Total	\$7,979

### ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$0	\$638,950	\$0	\$638,950	\$638,950
2019	\$0	\$638,950	\$0	\$638,950	\$638,950

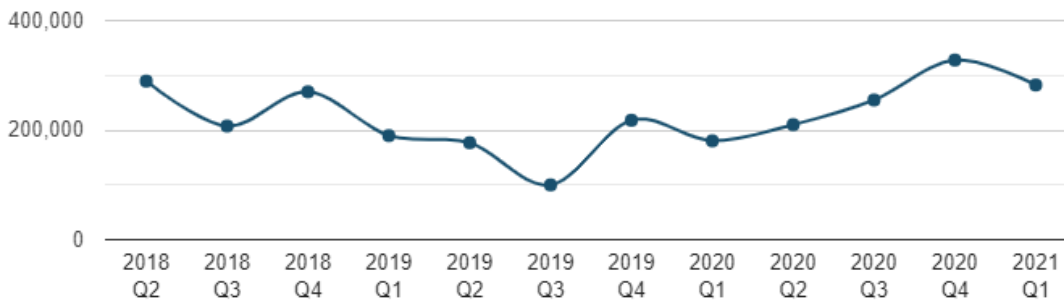
### LINKED OWNERS

No items to display

### PERMITS

No items to display

### MEDIAN RESIDENTIAL HOUSE PRICE

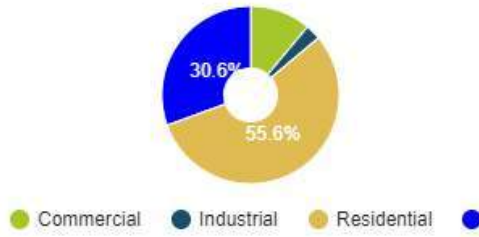


### RESIDENTIAL ASSESSED VALUES

Low  
\$50,240  
 Median  
 \$161,295  
 High  
\$685,160



RES. SALES BY TYPE



RESIDENTIAL SALE PRICES

**Biggest Sale**

**\$900,000**

**Average Home Price**

**\$255,500**

**Lowest Sale**

**\$116,000**





Benton County Property Search

12380  
UNDETERMINED

DEN HOED PARKWAY LLC  
63802 N WILGUS RD  
GRANDVIEW, WA 98930

Total Market Value  
\$418,120

KEY INFORMATION

Parcel # / Geo ID	102841000010001	Use Code	18 Other Residential (rural -over 1 acre)
Township	08	Section	02
Range	24	Legal Acres	3
Neighborhood	640250	Subdivision / Section	-
Land Size Acres	2.5200	Land Size Sq Foot	109771.00
Legal Description	SECTION 2, TOWNSHIP 8 NORTH, RANGE 24, EAST: THE SOUTHWESTERLY 200 FEET, AS MEASURED AT RIGHT ANGLES TO WINE COUNTRY ROAD, OF THAT PORTION OF GOVERNMENT LOTS 2 AND 5 OF SAID SECTION 2 LYING NORTHEASTERLY OF WINE COUNTRY ROAD (SIXTH STREET): QCD 8/12/93 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 6-23-64. except EXISTING ROAD RIGHT OF WAY CONTAINING 137 SQ.FT MORE OR LESS. (DESCRIPTION CHANGE 03/26/2001 AF#2001-007431) EXCEPT THAT PORTION OF THE HEREINAFTER DESCRIBED "PARCEL A" DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M.; THENCE SOUTH 00; 46' 54" EAST ALONG THE WEST LINE THEREOF 1,159.24 FEET TO THE CENTERLINE OF WINE COUNTRY ROAD; THENCE SOUTH 47; 30' 58" EAST ALONG SAID CENTERLINE 248.82 FEET; THENCE NORTH 42; 29' 02" EAST 50.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF WINE COUNTRY ROAD AND THE POINT OF BEGINNING; THENCE NORTH 50; 36' 50" EAST 35.36 FEET; THENCE SOUTH 47; 30' 58" EAST 70.00 FEET; THENCE SOUTH 02; 30' 58" EAST 49.50 FEET TO A SAID NORTHEASTERLY RIGHT OF WAY; THENCE NORTH 47; 30' 58" WEST TO THE POINT OF BEGINNING. (ROAD RIGHT OF WAY AF# 02-048477, DATED 12-10-2002).		
Taxing District	P1	Exemption	None

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$418,120
Market Value	\$418,120
Assessed Value	\$418,120
Taxable Value	\$418,120

BUILDINGS DETAILS

No data to display

IMPROVEMENTS

No items to display

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	18	2.5200	109771.00

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
11/20/2008	\$0	08P00323	2008-033274	QCD	RATTLESNAKE VINEYARDS LLC	DEN HOED PARKWAY LLC	-
02/27/2008	\$1,500,000	08K00829	2008-005159	SWD	BLAIR TRUSTEE, JAN W & M GAIL	FOOTHILL VINEYARDS LLC	-
02/26/2004	\$0	04K01207	2004-008491	WD	BLAIR, JAN W & GAIL	BLAIR TRUSTEE JAN W & M GAIL	-
03/21/2001	\$3,748	01K01369	2001-007431	HDeed	-	BLAIR JAN W & GAIL	-
06/15/1990	\$25,214	19902853	-	HDeed	-	UNKNOWN	-
05/21/1973	\$12,000	1973	-	HDeed	-	UNKNOWN	-
05/15/1941	\$0	1941	-	HDeed	-	UNKNOWN	-

TAXING JURISDICTION



PID: 12380

Owner: DEN HOED PARKWAY LLC

% Ownership: 100.0000000000

Total Value: \$418,120

Total Levy: \$5,221

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$418,120	\$418,120	\$945.71
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$418,120	\$418,120	\$10.45
CNYVET	COUNTY VETERANS	0.0112500002	\$418,120	\$418,120	\$4.70
COUNTY	COUNTY	1.0227793891	\$418,120	\$418,120	\$427.64
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$418,120	\$418,120	\$131.32
PORTBNT	PORT OF BENTON	0.3056414154	\$418,120	\$418,120	\$127.79
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$418,120	\$418,120	\$19.31
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$418,120	\$418,120	\$1081.25
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$418,120	\$418,120	\$802.18
STATE	STATE SCHOOL	1.7414586980	\$418,120	\$418,120	\$728.14
STATE2	STATE SCHOOL PART 2	0.9368595849	\$418,120	\$418,120	\$391.72
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$418,120	\$418,120	\$550.99
Total			12.4873566758	Total	\$5,221

### ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$0	\$418,120	\$0	\$418,120	\$418,120
2019	\$0	\$418,120	\$0	\$418,120	\$418,120

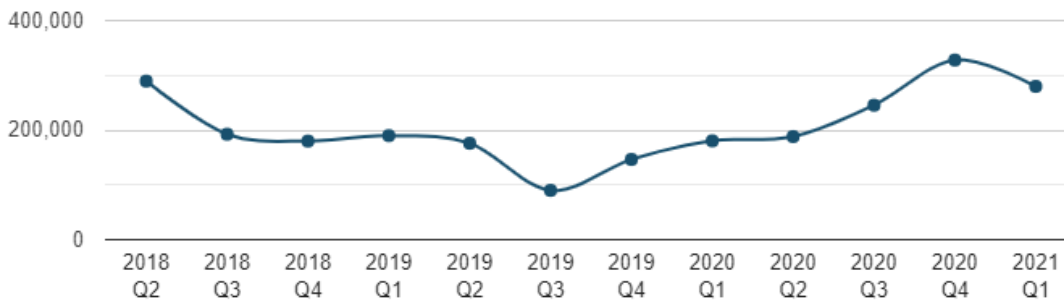
### LINKED OWNERS

No items to display

### PERMITS

No items to display

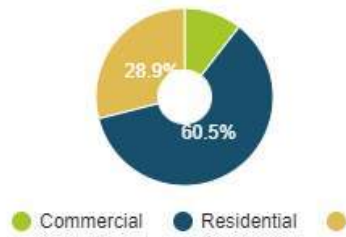
### MEDIAN RESIDENTIAL HOUSE PRICE



### RESIDENTIAL ASSESSED VALUES

Low  
\$50,240  
 Median  
 \$154,050  
 High  
\$685,160

**RES. SALES BY TYPE**



**RESIDENTIAL SALE PRICES**

**Biggest Sale**

**\$900,000**

**Average Home Price**

**\$255,000**

**Lowest Sale**

**\$70,000**





**Benton County Property Search**

12429  
1206 WINE COUNTRY RD

RJS PROSSER LLC  
4400 S 47TH AVE STE 201  
WEST RICHLAND, WA 99353

Total Market Value  
**\$415,410**

**KEY INFORMATION**

Parcel # / Geo ID	102841020004001	Use Code	16 Hotel/Motel
Township	08	Section	02
Range	24	Legal Acres	1
Neighborhood	640200	Subdivision / Section	1171
Land Size Acres	1.0767	Land Size Sq Foot	46900.00
Legal Description	1979 Redman Eaton Park 28 x 67; PROSSER, BLOCK 4, LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 (11-24-82). LESS THAT PORTION FOR ROAD RIGHT OF WAY PER QCD, AF#880078, VOL 437, PAGE 652, 6/29/1983.		
Taxing District	P1	Exemption	None

**ASSESSMENT DETAILS**

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$290,660
Land Homesite Value	\$0
Land Non-Homesite Value	\$124,750
Market Value	\$415,410
Assessed Value	\$415,410
Taxable Value	\$415,410

**BUILDINGS DETAILS**

**RESIDENTIAL BUILDING (1)**

Living Area (sqft)	0
Condition	3
Bedrooms	-
Bathrooms	-
Half Bathrooms	-
Foundation	-
Exterior Wall	-
Roof Covering	-
HVAC	-
Fireplace	-

**RESIDENTIAL BUILDING (2)**

**RESIDENTIAL BUILDING (3)**

**RESIDENTIAL BUILDING (4)**

**IMPROVEMENTS**

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
MHOME	-	20	1950	1876.0
RESTROOM	Restroom Bldg	10	1950	368.0
MOTEL	Prosser Motel	20	1950	4336.0
MOTEL	Prosser Motel	20	1950	3709.0

**LAND**

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	16	1.0767	46900.00

**SALES**

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
08/03/2012	\$295,000	12K03738	2012-027089	RC	PATEL, DINESH	RJS PROSSER LLC	-
08/03/2012	\$5,000	12K03742	-	MT	PATEL, DINESH	RJS PROSSER LLC	-
04/08/1994	\$275,000	199401912	-	HDeed	-	UNKNOWN	-
04/24/1981	\$10,000	198194307	-	HDeed	-	UNKNOWN	-
04/02/1981	\$322,400	198193910	-	HDeed	-	UNKNOWN	-
09/28/1977	\$235,000	197770477	-	HDeed	-	UNKNOWN	-
10/02/1975	\$230,000	197558599	-	HDeed	-	UNKNOWN	-
12/18/1959	\$0	1959	-	HDeed	-	UNKNOWN	-

## TAXING JURISDICTION

PID: 12429

Owner: RJS PROSSER LLC

% Ownership: 100.0000000000

Total Value: \$415,410

Total Levy: \$5,187

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$415,410	\$415,410	\$939.58
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$415,410	\$415,410	\$10.39
CNYVET	COUNTY VETERANS	0.0112500002	\$415,410	\$415,410	\$4.67
COUNTY	COUNTY	1.0227793891	\$415,410	\$415,410	\$424.87
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$415,410	\$415,410	\$130.47
PORTBNT	PORT OF BENTON	0.3056414154	\$415,410	\$415,410	\$126.97
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$415,410	\$415,410	\$19.18
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$415,410	\$415,410	\$1074.24
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$415,410	\$415,410	\$796.98
STATE	STATE SCHOOL	1.7414586980	\$415,410	\$415,410	\$723.42
STATE2	STATE SCHOOL PART 2	0.9368595849	\$415,410	\$415,410	\$389.18
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$415,410	\$415,410	\$547.42
Total			12.4873566758	Total	\$5,187

## ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$290,660	\$124,750	\$0	\$415,410	\$415,410
2019	\$290,660	\$124,750	\$0	\$415,410	\$415,410

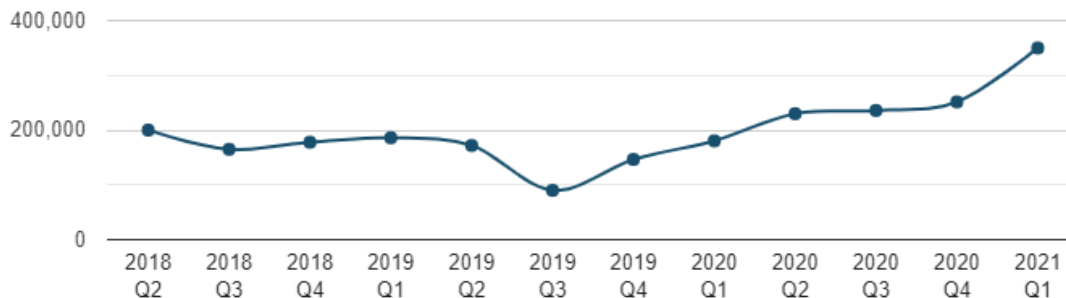
## LINKED OWNERS

No items to display

## PERMITS

No items to display

## MEDIAN RESIDENTIAL HOUSE PRICE

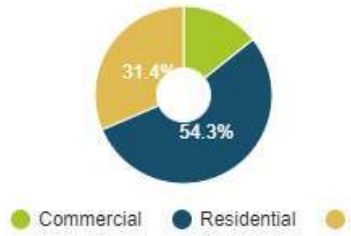




**RESIDENTIAL ASSESSED VALUES**

**Low**  
\$48,010  
**Median**  
\$146,790  
**High**  
\$685,160

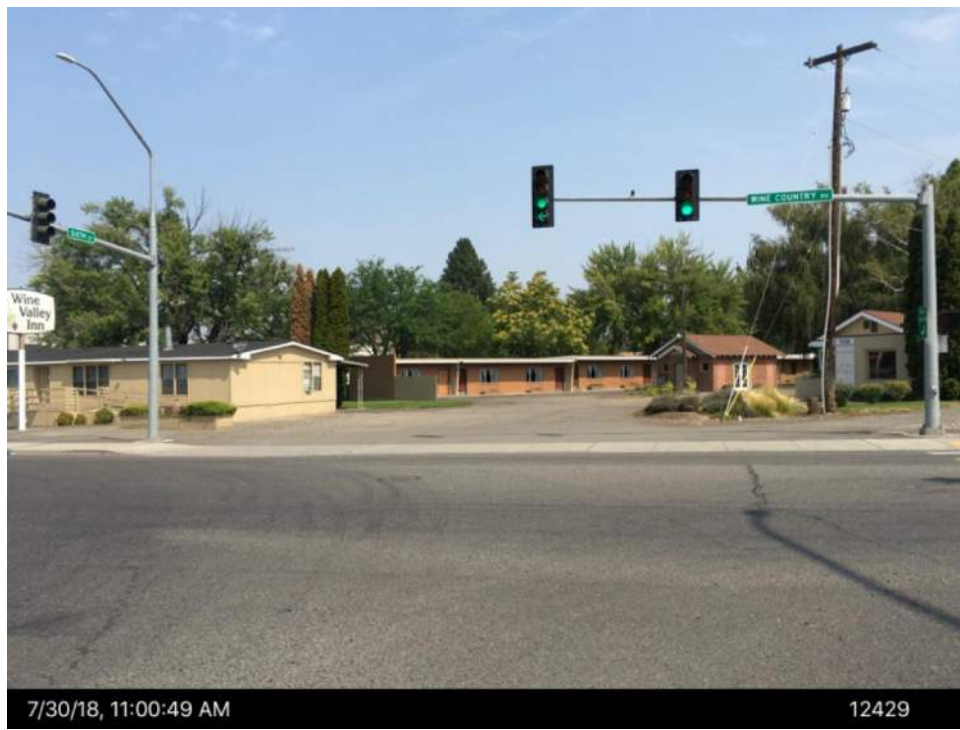
**RES. SALES BY TYPE**



**RESIDENTIAL SALE PRICES**

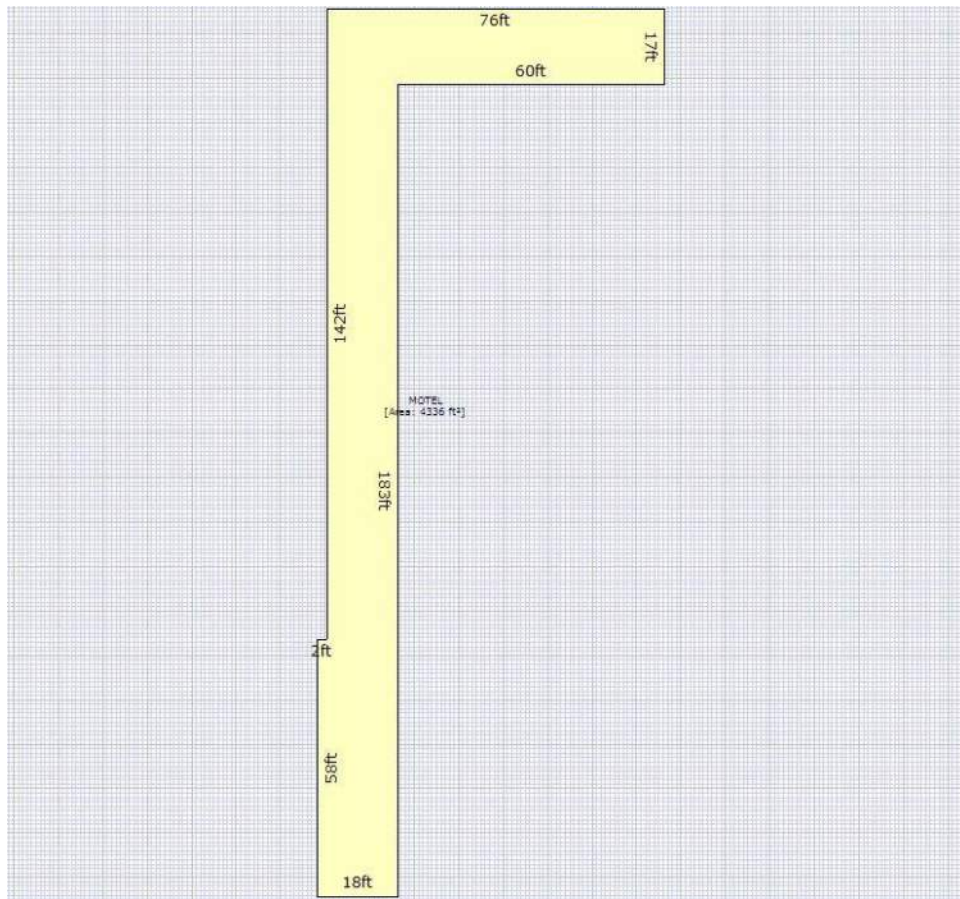
**Biggest Sale**  
\$650,000  
**Average Home Price**  
\$250,000  
**Lowest Sale**  
\$115,000





7/30/18, 11:00:49 AM

12429





Benton County Property Search

295677  
723 MEMORIAL ST

PROSSER PUBLIC HOSPITAL  
723 MEMORIAL ST  
PROSSER, WA 99350

Total Market Value  
\$11,927,810

KEY INFORMATION

Parcel # / Geo ID	101843020081018	Use Code	62 Service - Personal
Township	08	Section	01
Range	24	Legal Acres	4
Neighborhood	640200	Subdivision / Section	-
Land Size Acres	3.5760	Land Size Sq Foot	155770.00
Legal Description	<p>THAT PORTION OF THE WEST HALF FO THE WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M. BENTON COUNTY, WASHINGTON, AND THAT PORTION OF VACATED DUDLEY AVENUE (AS VACATED UNDER CITY OF PROSSER ORDINANCE NO 241), DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF NOW VACATED 9TH STREET AND NOW VACATED DUDLEY AVENUE AS SHOWN ON THE FIRST SUBDIVISION OF PROSSER AS RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF SAID COUNTY THENCE SOUTH 46 DEGREES 45' 45" EAST ALONG THE SAID CENTERLINE OF VACATED 9TH STREET A DISTANCE OF 249.67 FEET; THENCE NORTH 43 DEGREES 14' 15" EAST PARALLEL WITH THE SAID CENTERLINE OF VACATED DUDLEY AVENUE TO IT'S INTERSECTION WITH A LINE LYING PARALLEL TO AND 40 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE WEST HALF; THENCE NORTH 0 DEGREES 24' 10" EAST ALONG SAID PARALLEL LINE TO A POINT 36.0 FEET SOUTH 0 DEGREES 24' 10" WEST OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTHEASTERLY PROJECTED SOUTHWEST LINE OF LOT 12, BLOCK 81, OF SAID FIRST SUBDIVISION OF PROSSER AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 24' 10" WEST ALONG SAID PARALLEL LINE 18.20 FEET; THENCE SOUTH 89 DEGREES 34' 10" WEST 71.10 FEET; THENCE NORTH 0 DEGREES 24' 10" EAST 8.00 FEET; THENCE SOUTH 89 DEGREES 34' 10" WEST 137.16 FEET TO THE SAID CENTERLINE OF VACATED DUDLEY AVENUE; THENCE NORTH 43 DEGREES 14' 15" EAST ALONG SAID CENTERLINE 18.04 FEET TO A POINT BEARING NORTH 89 DEGREES 35' 50" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35' 50" EAST 195.98 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE EASTERLY 22 FEET THEREOF, PREVIOUSLY DEEDED TO THE CITY OF PROSSER UNDER AF#500669; TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M. BENTON COUNTY, WASHINGTON, AND THAT PORTION OF VACATED DUDLEY AVENUE (AS VACATED UNDER CITY OF PROSSER ORDINANCE NO. 241) LYING SOUTHEASTERLY OF THE CENTERLINE OF VACATED DUDLEY AVENUE AND LYING WESTERLY OF A LINE DRAWN PARALLEL WITH AND 40 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE WEST HALF AND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF NOW VACATED 9TH STREET AND NOW VACATED DUDLEY AVENUE AS SHOWN ON THIS FIRST SUBDIVISION OF PROSSER AS RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF SAID COUNTY; THENCE SOUTH 46 DEGREES 45' 45" EAST ALONG THE SAID CENTERLINE OF VACATED 9TH STREET A DISTANCE OF 249.67 FEET; THENCE NORTH 43 DEGREES 14' 15" EAST PARALLEL WITH THE SAID CENTERLINE OF VACATED DUDLEY AVENUE TO IT'S INTERSECTION WITH A LINE LYING PARALLEL TO AND 40 FEET WEST OF THE EAST LINE OF SAID WEST HALF OF THE WEST HALF; THENCE NORTH 00 DEGREES 24' 10" EAST ALONG SAID PARALLEL LINE TO A POINT 36.00 FEET SOUTH 0 DEGREES 24' 10" WEST OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTHEASTERLY PROJECTED SOUTHWEST LINE OF LOT 12, BLOCK 81, OF SAID FIRST SUBDIVISION OF PROSSER AND THE TRUE POINT OF BEGINNING OF THE LINE; THENCE NORTH 89 DEGREES 42' 00" WEST 193.90 FEET TO THE TERMINATION OF SAID LINE HEREIN DESCRIBED; TOGETHER WITH ANY PORTION OF MEMORIAL STREET ADJACENT THERETO AS VACATED BY THE CITY OF PROSSER ORDINANCE NO 01-2198, RECORDED UNDER AF#2001-010717 WHICH ATTACHES BY OPERATION OF LAW; TOGETHER WITH LOTS 15 AND 16, BLOCK 80, FIRST SUBDIVISION OF PROSSER, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING EASTERLY OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M. BENTON COUNTY, WASHINGTON; TOGETHER WITH PORTION OF ALLEYWAY ADJACENT THERETO AS VACATED BY CITY OF CITY OF PROSSER ORDINANCE NO 157 AND AGAIN BY ORDINANCE NO 429, WHICH ATTACHES BY OPERATION OF LAW; TOGETHER WITH PORTION OF 10TH STREET ADJACENT THERETO AS VACATED BY CITY OF PROSSER ORDINANCE NO. 1484, WHICH ATTACHES BY OPERATION OF LAW. TOGETHER WITH LOTS, 1, 2, 3, AND 4, BLOCK 80, FIRST SUBDIVISION OF PROSSER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPT PORTIONS CONVEYED TO THE CITY OF PROSSER UNDER AF#31034 AND #187242; TOGETHER WITH PORTION OF ALLEYWAY ADJACENT THERETO AS VACATED BY CITY OF PROSSER ORDINANCE NO 157 AND AGAIN BY ORDINANCE NO 429, WHICH ATTACHES BY OPERATION OF LAW; TOGETHER WITH PORTION OF 10TH STREET ADJACENT THERETO AS VACATED BY CITY OF PROSSER ORDINANCE NO 672, WHICH ATTACHES BY OPERATION OF LAW; TOGETHER WITH LOTS 4 THROUGH 16 INCLUSIVE, BLOCK 81, FIRST SUBDIVISION OF PROSSER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPT THAT PORTION OF LOT 9 LYING EASTERLY OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M. BENTON COUNTY, WASHINGTON; TOGETHER WITH PORTION OF 9TH STREET ADJACENT THERETO AS VACATED BY CITY OF PROSSER ORDINANCE NO 241, WHICH ATTACHES BY OPERATION OF LAW; TOGETHER WITH PORTIONS OF 10TH STREET ADJACENT THERETO AS VACATED BY CITY ORDINANCE OF PROSSER ORDINANCE NOS. 672 AND 1484 WHICH ATTACH BY OPERATION OF LAW; TOGETHER WITH PORTION OF DUDLEY AVENUE ADJACENT THERETO AS VACATED BY CITY OF PROSSER ORDINANCE NO 241, WHICH ATTACHES BY OPERATION OF LAW; TOGETHER WITH PORTION OF ALLEYWAY ADJACENT THERETO AS VACATED BY CITY OF PROSSER ORDINANCE NO. 1484, WHICH ATTACHES BY OPERATION OF LAW; AND FURTHER EXCEPTING THAT PORTION OF LOTS 9 AND 10 ALONG WITH THE VACATED PORTION OF DUDLEY AVENUE ADJACENT THERETO CONVEYED TO THE CITY OF PROSSER UNDER AF#503171.(LEGAL CONSOLIDATION PER QCD, AF#2009-015648, 5/29/2009)</p>		
Taxing District	P1	Exemption	GOVT

**ASSESSMENT DETAILS**

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$11,629,200
Land Homesite Value	\$298,610
Land Non-Homesite Value	\$0
Market Value	\$11,927,810
Assessed Value	\$11,927,810
Taxable Value	\$11,927,810

**BUILDINGS DETAILS****RESIDENTIAL BUILDING (1)**

Living Area (sqft)	0
Condition	-
Bedrooms	-
Bathrooms	-
Half Bathrooms	-
Foundation	-
Exterior Wall	-
Roof Covering	
HVAC	-
Fireplace	-

**RESIDENTIAL BUILDING (2)****RESIDENTIAL BUILDING (3)****RESIDENTIAL BUILDING (4)****IMPROVEMENTS**

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
LGHTPOLE	-	30	1980	14.0
MEDOFF	-	30	1980	6516.0
HOSPITAL	-	AbvAvg	1949	39740.0
CONC	-	30	1980	7400.0
ASPH	-	30	1980	30000.0
MEDOFF	-	30	1980	4292.0
Canopy	-	30	1949	1476.0
GENOFF	-	30	1980	1320.0

**LAND**

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	62	3.5760	155770.00

**SALES**

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
05/28/2009	\$0	09P00122	2009-015648	QCD	PROSSER PUBLIC HOSPITAL,	UNKNOWN	-

**TAXING JURISDICTION**



PID: 295677

Owner: PROSSER PUBLIC HOSPITAL

% Ownership: 100.0000000000

Total Value: \$11,927,810

Total Levy: \$0

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
PROSSER	PROSSER	2.2618178808	\$11,927,810	\$0	\$0.00
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$11,927,810	\$0	\$0.00
CNYVET	COUNTY VETERANS	0.0112500002	\$11,927,810	\$0	\$0.00
COUNTY	COUNTY	1.0227793891	\$11,927,810	\$0	\$0.00
PROHOSP	PROSSER HOSPITAL	0.3140792257	\$11,927,810	\$0	\$0.00
PORTBNT	PORT OF BENTON	0.3056414154	\$11,927,810	\$0	\$0.00
PTBNT11AB	PORT OF BENTON 2011 A & B BOND	0.0461752150	\$11,927,810	\$0	\$0.00
SD116DS	SCHOOL DIST 116 DEBT SERVICE	2.5859788980	\$11,927,810	\$0	\$0.00
SD116MO	SCHOOL DIST 116 ENRICHMENT	1.9185444766	\$11,927,810	\$0	\$0.00
STATE	STATE SCHOOL	1.7414586980	\$11,927,810	\$0	\$0.00
STATE2	STATE SCHOOL PART 2	0.9368595849	\$11,927,810	\$0	\$0.00
WBNTFIRE	WEST BENTON REGIONAL FIRE AUTHORITY O&M	1.3177718920	\$11,927,810	\$0	\$0.00
Total			12.4873566758	Total	\$0

### ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$11,629,200	\$298,610	\$0	\$11,927,810	\$0
2019	\$11,629,200	\$298,610	\$0	\$11,927,810	\$0

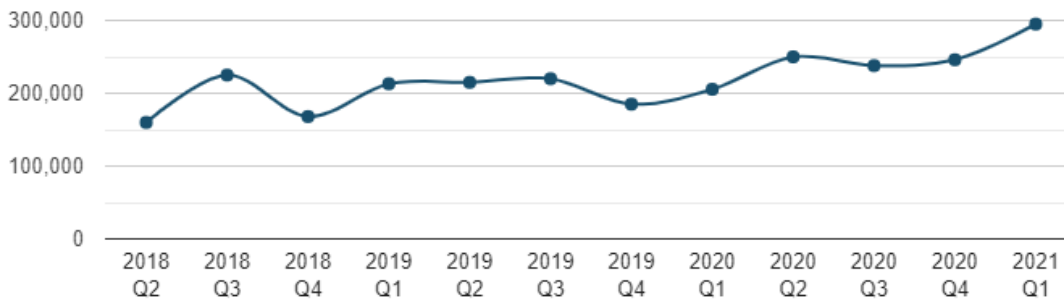
### LINKED OWNERS

No items to display

### PERMITS

ISSUE DATE	STATUS	DESCRIPTION	COMMENT	COMPLETE DATE
04/10/2020	CLOSE	-	-	-
04/20/2020	CLOSE	-	NVI	-
12/04/2020	CLOSE	-	MEC	-
09/10/2018	CLOSE	Comm Bldg	MEC	-
10/19/2020	CLOSE	-	NVI	-

### MEDIAN RESIDENTIAL HOUSE PRICE

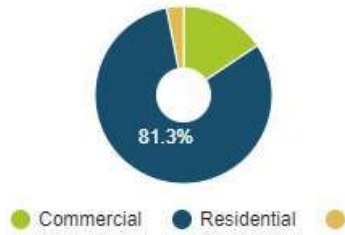


### RESIDENTIAL ASSESSED VALUES

Low  
\$48,010  
 Median  
 \$172,320  
 High  
\$568,840



RES. SALES BY TYPE



RESIDENTIAL SALE PRICES

**Biggest Sale**

**\$399,900**

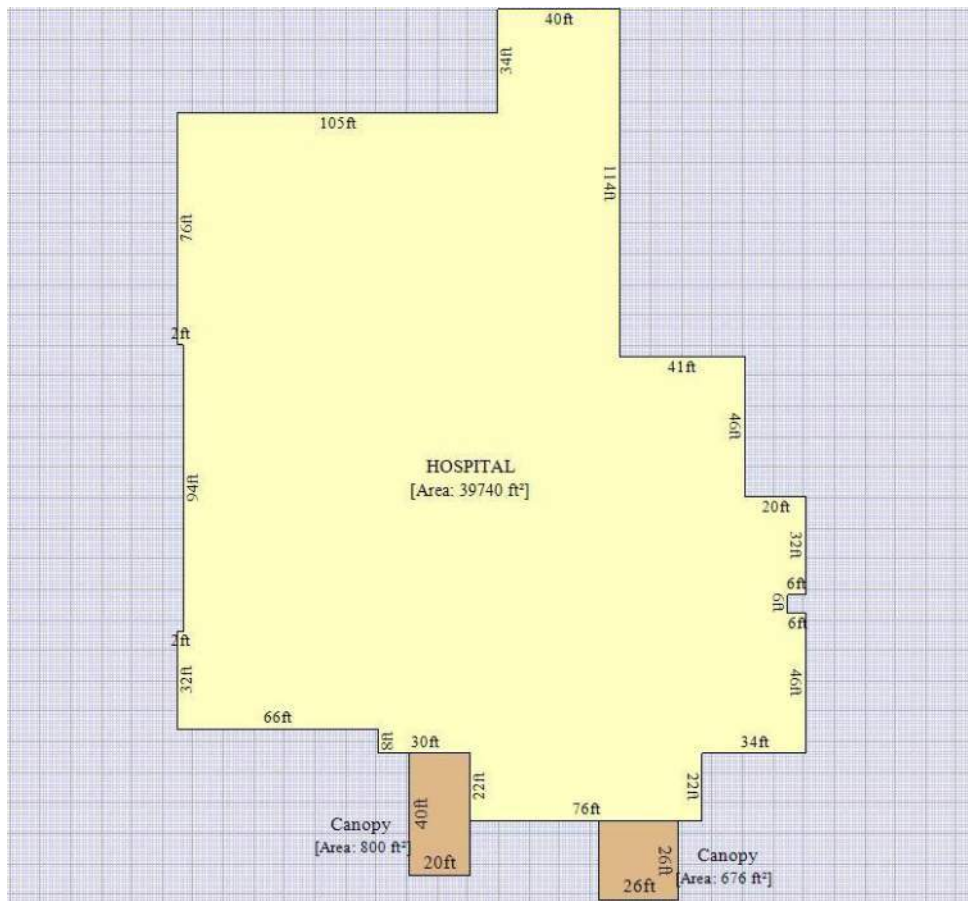
**Average Home Price**

**\$243,000**

**Lowest Sale**

**\$115,000**







Benton County Property Search

12748  
601 7TH ST

CITY OF PROSSER  
601 7TH ST  
PROSSER, WA 99350

Total Market Value  
\$960,660

KEY INFORMATION

Parcel # / Geo ID	102844030064025	Use Code	67 Service - Governmental
Township	08	Section	02
Range	24	Legal Acres	0
Neighborhood	640200	Subdivision / Section	1169
Land Size Acres	0.2296	Land Size Sq Foot	10005.00
Legal Description	SECTION 2, TOWNSHIP 8, RANGE 24: LOTS 13, 14, 15, AND 16, BLOCK 64, TOWN OF PROSSER, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON. SUBJECT TO: RESTRICTIONS, RESERVATIONS, EASEMENTS AND OTHER RIGHTS OF WAY OF RECORD.		
Taxing District	P1	Exemption	GOVT

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$923,450
Land Homesite Value	\$0
Land Non-Homesite Value	\$37,210
Market Value	\$960,660
Assessed Value	\$960,660
Taxable Value	\$960,660

BUILDINGS DETAILS

RESIDENTIAL BUILDING (1)

Living Area (sqft)	0
Condition	-
Bedrooms	-
Bathrooms	-
Half Bathrooms	-
Foundation	-
Exterior Wall	-
Roof Covering	-
HVAC	-
Fireplace	-

IMPROVEMENTS

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
C-BSMTUFIN	-	Fair	1901	3750.0
GOVTBLDG	-	Fair	1901	13550.0

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
11	None	-	67	0.2296	10005.00

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
01/01/1900	\$0	-	-	HDeed	-	UNKNOWN	-

TAXING JURISDICTION

ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$923,450	\$37,210	\$0	\$960,660	\$0
2019	\$923,450	\$37,210	\$0	\$960,660	\$0

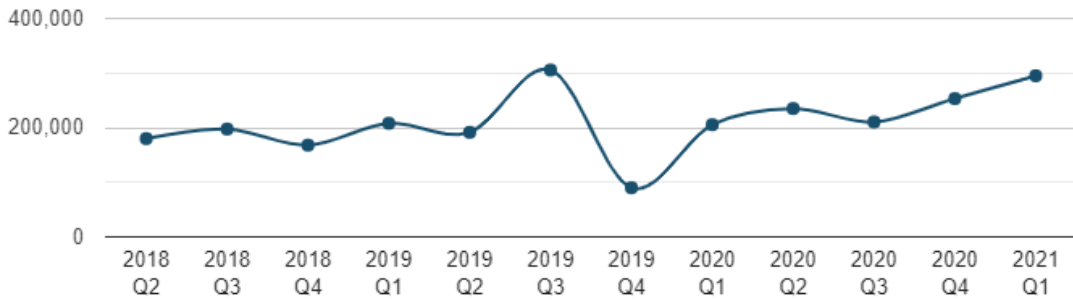
LINKED OWNERS

APPENDIX - A  
SITE 5 - Existing City Hall

### PERMITS

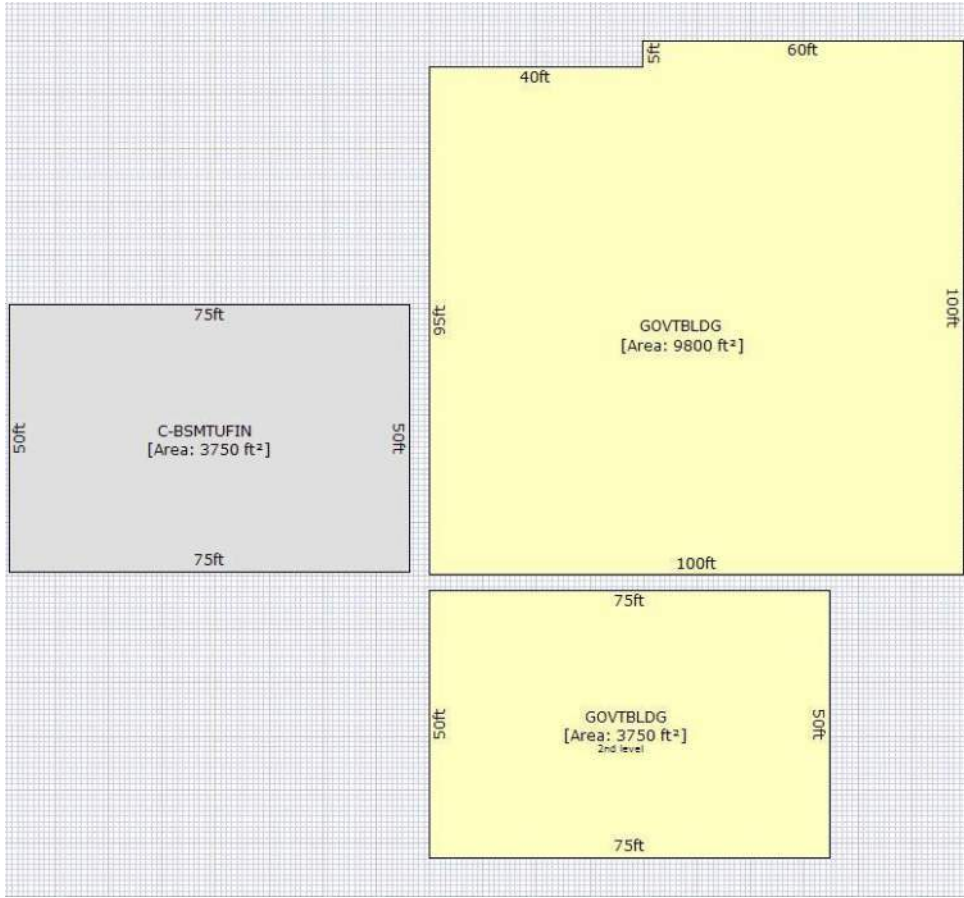
ISSUE DATE	STATUS	DESCRIPTION	COMMENT	COMPLETE DATE
05/16/2018	-	Comm Bldg	-	-

### MEDIAN RESIDENTIAL HOUSE PRICE



4/12/18, 10:14:12 AM

12748







## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – CITY POPULATION PROJECTIONS**

**8.0B**

#### **APPENDIX CONTENTS**

- B. CITY POPULATION PROJECTIONS

# City of Prosser

## *City Hall Needs and Population Projections*

Police Station / City Hall

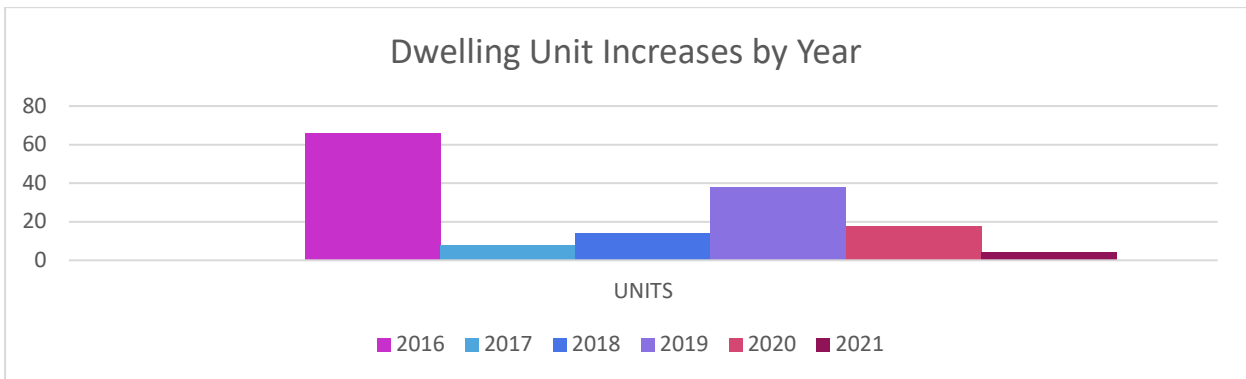
February 22, 2021

City of Prosser  
Planning Department  
Steve Zetz

601 7<sup>th</sup> Street  
Prosser WA  
99350  
(509) 786-2332

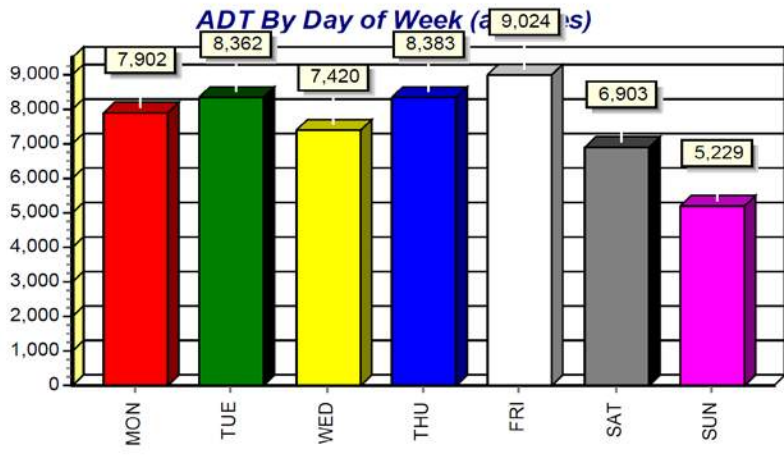
# Population Projections

## Historic Housing Data



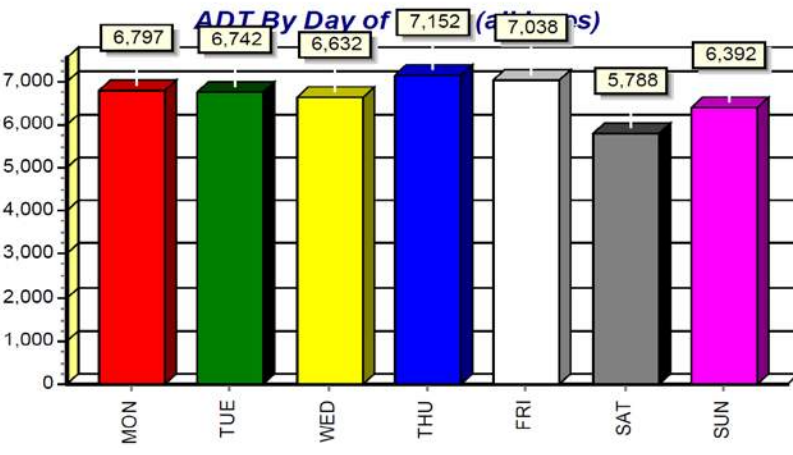
## Traffic Counts

WCR N CHARD Charts For Data From: 15:00 - 10/22/2014 To: 12:59 - 10/29/2014



DAY	ADT	TOTAL	# DAYS
Mon	7902	7902	1.0
Tue	8362	8362	1.0
Wed	7420	6802	0.9
Thu	8383	8383	1.0
Fri	9024	9024	1.0
Sat	6903	6903	1.0
Sun	5229	5229	1.0

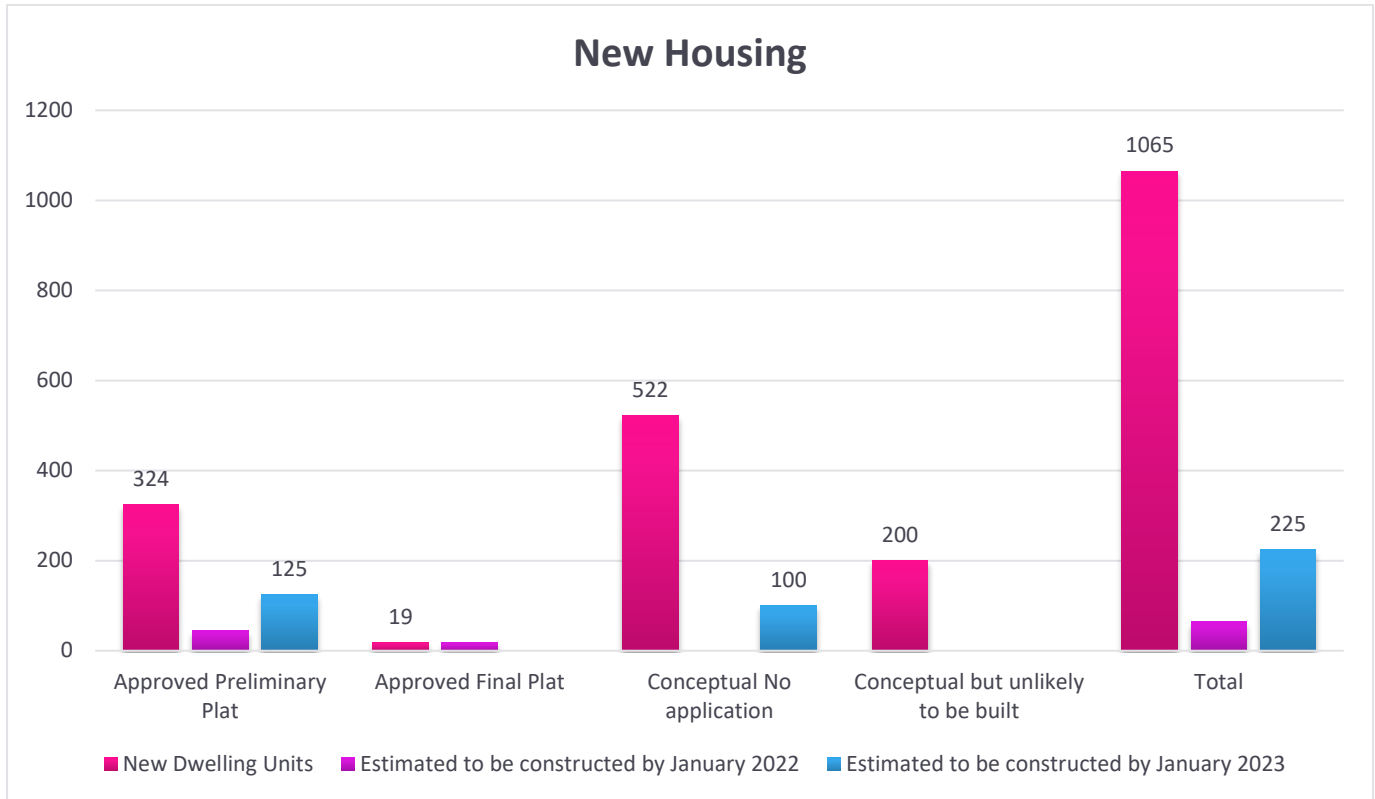
WCR w Loves Charts For Data From: 17:00 - 06/20/2019 To: 16:59 - 06/27/2019



DAY	ADT	TOTAL	# DAYS
Mon	6797	6797	1.0
Tue	6742	6742	1.0
Wed	6632	6632	1.0
Thu	7152	7152	1.0
Fri	7038	7038	1.0
Sat	5788	5788	1.0
Sun	6392	6392	1.0

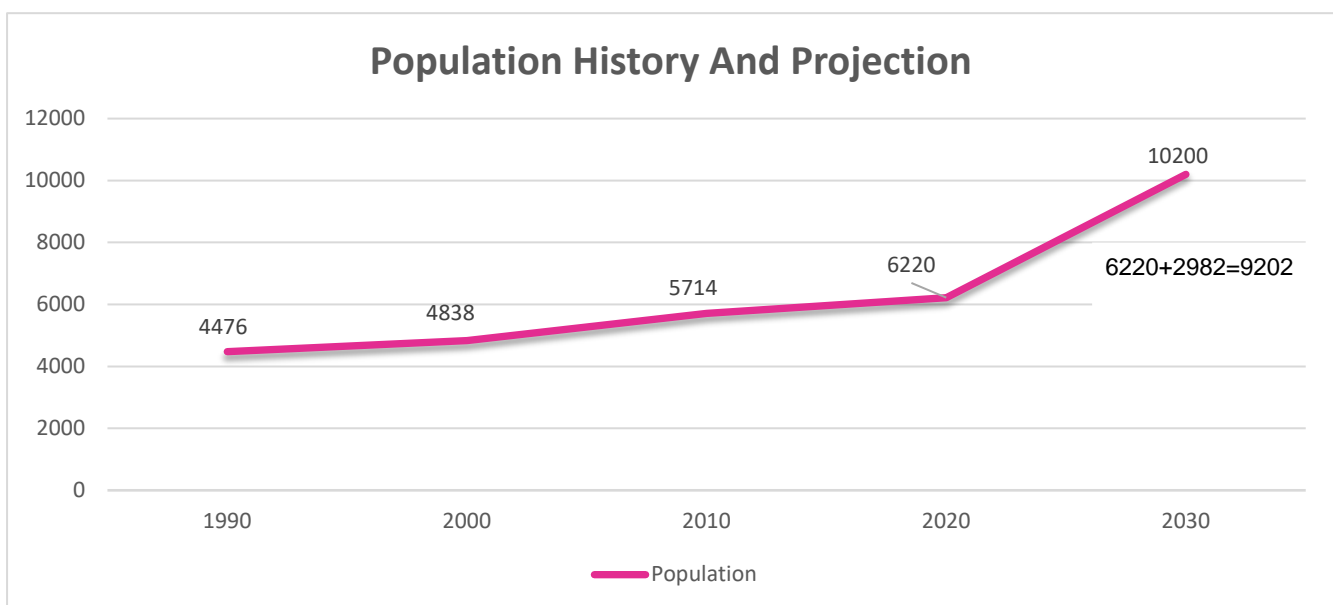
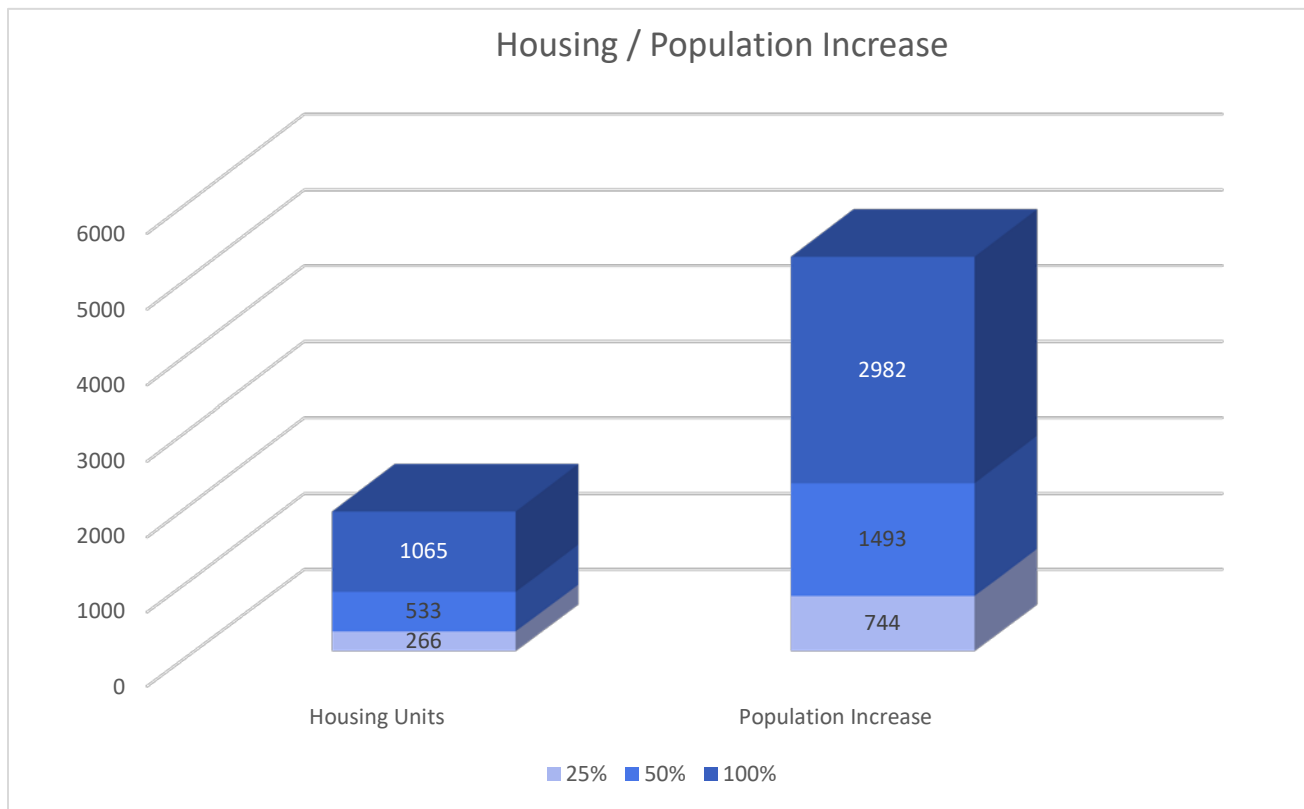
*Projected Housing Data*

The City of Prosser is experiencing a housing shortage. In part this has been due to lack of available land, utilities, and competitive growth in the Tri-Cities. In 2020 there was a shift in the housing market and an expansion of interest in more rural communities. With a nationwide increase in telework combined with an unprecedented migration from certain states and areas such as California and Western Washington, Prosser and similar rural communities located near metropolitan areas has become extremely attractive for some home buyers.



The above graphic illustrates projected housing growth based on applications, land availability, and developer interest. These projections are subject to change based on market conditions, national economy, and various other factors. The creation of new dwelling units is a good indicator of population growth. Without knowing how many applications will be submitted and how many will seek final plat, it is difficult to provide populations estimates with and amount of certainty.

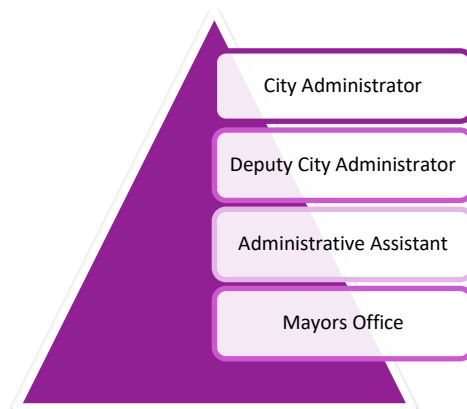
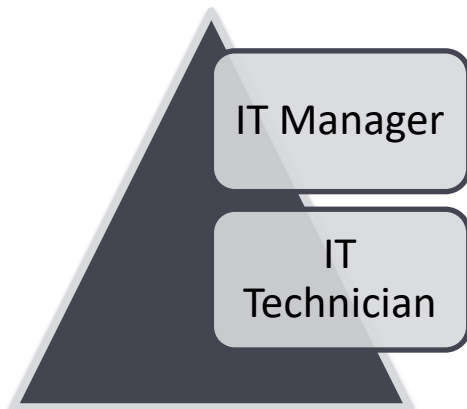
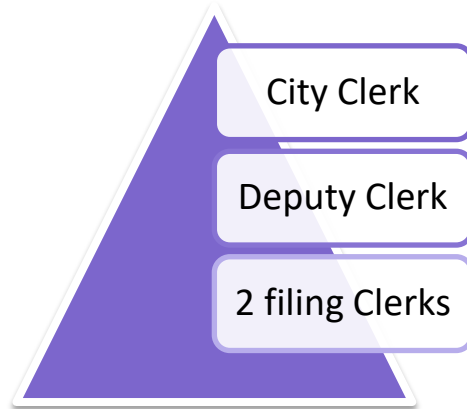
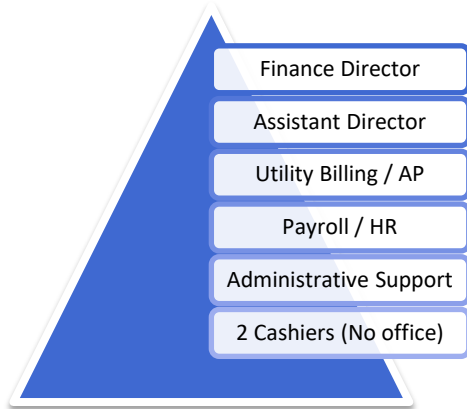
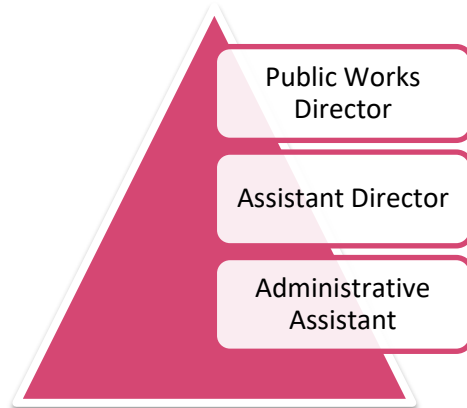
Below is a chart to illustrate the population increase based on a percentage of total dwelling units from conceptual to actual application. The chart shows how many dwelling units would be created if 25,50, or 100 percent of what has been proposed is constructed. Population increases are then calculated at 2.8 persons per dwelling unit to provide a population increase based on the respective percentage of construction.





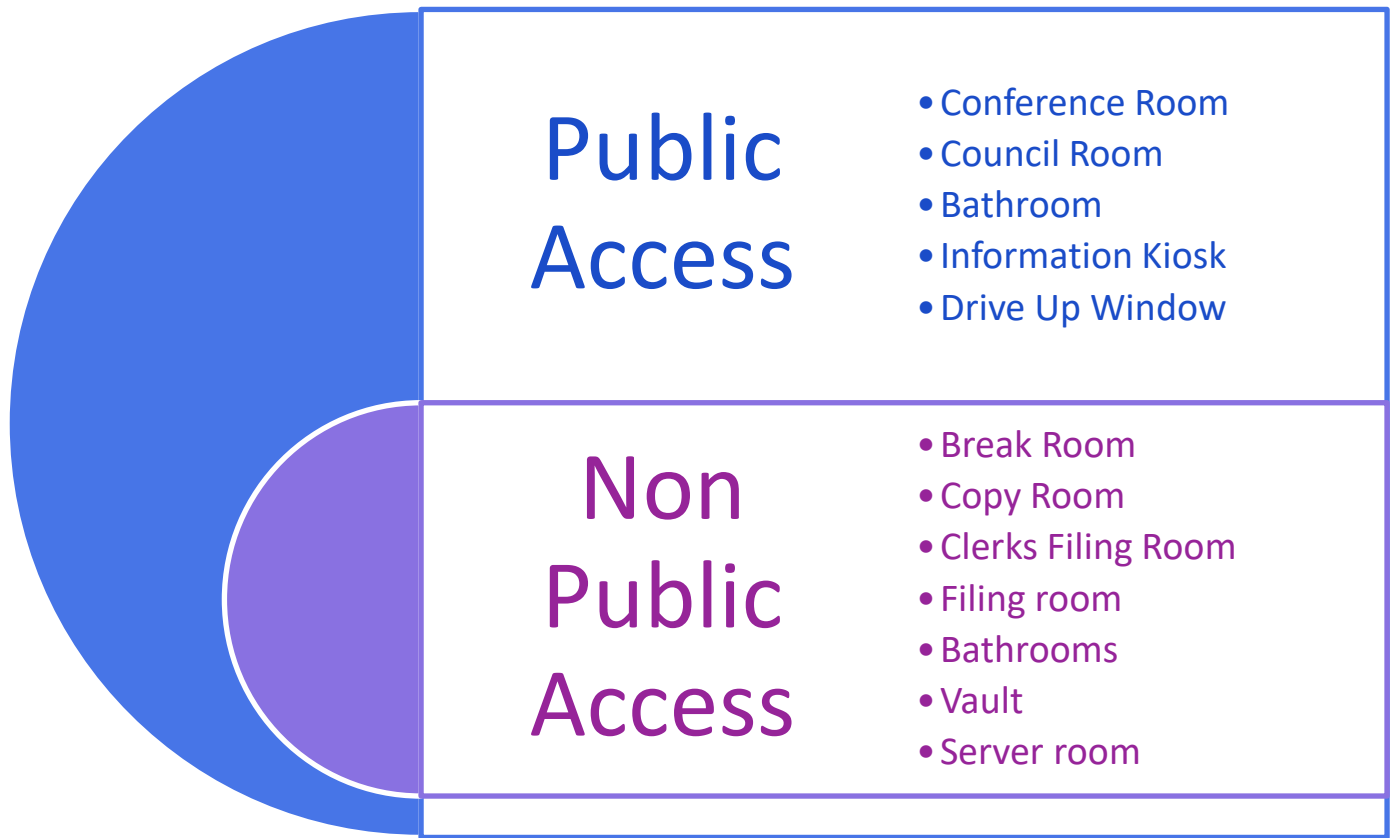
# City Hall 20 Year Employee Needs

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# Non- Employee Space Needs

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## *Additional Space Requirements*

- Building Department needs a place to store maps and plans and a table to review them.
- Space for executive sessions



## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – DETAILED SPACE NEEDS PROJECTION**

**8.0C**

#### **APPENDIX CONTENTS**

- C. DETAILED SPACE NEEDS PROJECTIONS

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**1 RECEPTION - RECORDS**

**2 OFFICE OF THE CHIEF**

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**4 INVESTIGATIONS**

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**6 BOOKING AND HOLDING**

**7 EVIDENCE AND PROPERTY**

**8 STAFF SUPPORT**

**9 GARAGE**

**SPACE NEEDS PROJECTION**

**RECEPTION / RECORDS**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>PUBLIC SPACES</b>									
	Vestibule		10	x	10	=	100	1	100	Drug drop off/Em. Communications/safe space
	Waiting Area		6	x	6	=	36	10	340	Socially distanced
	Dept. of Corrections Off.		12	x	14	=	168	1	168	Urinalysis in Holding. 2-3 people in lobby
	Public Toilets		8	x	8	=	64	0	0	See Traing Rm/Community Space
	Interview Spaces		8	x	10	=	80	1	80	Access from Lobby
	Fingerprint		8	x	10	=	80	1	80	Combine with interview space. Live scan finger
	Historic Display		2	x	10	=	20	1	20	Display case for historical display, Public Info M

<b>2</b>	<b>Administration/Records</b>									
	Reception Desk (Sr. Amin Assist)		6	x	10	=	60	1	60	At reception window. 60 Min. attack resist.barrie
	Staff Services Supervisor		12	x	13	=	156	1	156	
	Clerical		8	x	8	=	64	1	64	1 Ft clerical, 1 at reception window
	Records	60	8	x	10	=	80	1	80	
	Forms & Supplies		3	x	6	=	18	1	18	
	Secure Storage	115	10	x	12	=	120	1	120	
	Break/Fax/ Copy		8	x	10	=	80	1	80	
	General Storage		10	x	10	=	100	0	0	
	Mail		2	x	11	=	22	1	22	


**RECEPTION / RECORDS**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	175							1388	
Efficiency Factor (20%)	0							278	Interior Circulation and Walls
<b>Aministration Total Area</b>	<b>175</b>							<b>1666</b>	



**SPACE NEEDS PROJECTION**

**OFFICE OF THE CHIEF**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>OFFICES</b>									
	Police Chief		12	x	21	=	252	1	252	
	Chief's Toilet/Shower		10	x	10	=	100	0	0	
	Deputy Chief Office		12	x	16	=	192	0	0	
	Investigations Capt.		12	x	16	=	192	1	192	
	Operations/Adminstrative Lts.		12	x	16	=	192	0	0	
	Administrative Lt./Capt.		12	x	16	=	192	0	0	
	Crime Prevention Officer		10	x	12	=	120	1	120	In lieu of 252
	Storage		4	x	2	=	8	1	8	
	Emergency Man. Supervisor		12	x	16	=	192	0	0	
	Chaplain		13	x	16	=	208	0	0	
	Future Office		13	x	16	=	208	0	0	
	Mental Health Professional		12	x	16	=	192	0	0	As needed office space

4 offices in lieu of 6 \ 3 Command Offices

**2 SUPPORT** Command structure: Chief, Deputy, FT, Shared

	Administrative Assistant		12	x	14	=	168	0	0	
	Secure Files		6	x	10	=	60	0	0	
	Break/Fax/ Copy		8	x	10	=	80	0	0	
	Command Staff Conf. Room		12	x	30	=	360	1	360	8-10 people
	Staff Toilet		8	x	8	=	64	0	0	
	Reference Library		4	x	12	=	48	0	0	
	Janitors Closet		4	x	6	=	24	0	0	
	General Storage		8	x	10	=	80	0	0	

**OFFICE OF THE CHIEF**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	0							932	
Efficiency Factor (20%)	0							186	Interior Circulation and Walls
<b>Aministration Total Area</b>	<b>0</b>							<b>1118</b>	

**SPACE NEEDS PROJECTION**

**PATROL**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1 OFFICER SPACES</b>										
	Patrol Lt.		12	x	16	=	192	0	0	
	Patrol Sergeants		10	x	12	=	120	3	360	
	Watch Commander Office		10	x	10	=	100	0	0	
	Patrol Officers		6	x	8	=	48	8	384	Assumes shared work stations (2/station)
	K9 Officer		6	x	8	=	48	0	0	
	Park Patrol		6	x	8	=	48	0	0	
	School Resource Officer		8	x	8	=	64	0	0	See Detectives
	Community Service Officer		10	x	12	=	120	1	120	

<b>2 SUPPORT</b>										
	Shift Briefing		12	x	26	=	312	1	312	10 at conference table
	Report Writing Room		8	x	6	=	48	0	0	
	Patrol Equipment Storage		8	x	10	=	80	1	80	
	Patrol Bag/ Personal Storage		2	x	5	=	10	1	10	
	Reserves/Auxiliaries Stor.		8	x	10	=	80	1	80	
	Reference Library		4	x	12	=	48	0	0	
	Janitors Closet		4	x	6	=	24	1	24	
	General Storage		8	x	10	=	80	1	80	Tactical gear

<b>3 MISCELLANEOUS</b>										
	K9 Unit		3	x	4	=	12	0	0	
	Training Equip. Storage		8	x	10	=	80	0	0	Red man suit
	Kennels		4	x	10	=	40	0	0	
	Exterior Run		10	x	150	=	1500	0	0	
	Mounted Unit		10	x	150	=	1500	0	0	
	Animal Control						0	0	0	See Fleet Support
	Motor/Bicycle Unit						0	0	0	See Fleet Support

**PATROL**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	0							1450	
Efficiency Factor (20%)	0							290	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>0</b>							<b>1740</b>	

**SPACE NEEDS PROJECTION**

**INVESTIGATIONS**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>OFFICER SPACES</b>									
	Investigations Lt./Cpt.		12	x	16	=	192	0	0	Included with Office of the Chief
	Investigations Sergeant		10	x	12	=	120	1	120	
	Detectives		8	x	8	=	64	2	128	Work stations in lieu of offices
	Juvenile Detective		10	x	12	=	120	0	0	
	Juvenile Record Storage		8	x	10	=	80	0	0	
	School Resource Officer		10	x	10	=	100	1	100	
	Detectives Admin.		8	x	8	=	64	0	0	
	Break/Copy/Fax		8	x	8	=	64	0	0	

<b>2</b>	<b>SUPPORT</b>									
	Major Case Room		12	x	20	=	240	1	240	
	Temporary Evidence		6	x	8	=	48	0	0	
	Soft Interview		8	x	10	=	80	1	80	
	Victim-Witness		8	x	10	=	80	1	80	
	Files and Records		8	x	10	=	80	0	0	In offices or with Clerical
	Equipment Storage		2	x	4	=	8	1	8	
	Polygraph Examination Room		8	x	8	=	64	0	0	
	Computer Forensics		16	x	12	=	192	0	0	
	Faraday Room		6	x	8	=	48	0	0	
	Evidence Storage		16	x	12	=	192	0	0	
	Janitorial		4	x	6	=	24	0	0	

**INVESTIGATIONS**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	0							756	
Efficiency Factor (20%)	0							151	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>0</b>							<b>907</b>	

**SPACE NEEDS PROJECTION**

<b>MISCELLANEOUS DEPARTMENTS</b>										
NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>EMERGENCY MANAGEMENT</b>									Not Required
	Dispatch		10	x	10	=	100	0	0	
	Director's Office		12	x	21	=	252	0	0	
	Conference Room		12	x	20	=	240	0	0	8-10 (People)
	EOC		30	x	40	=	1200	0	0	
	Equipment Storage		10	x	12	=	120	0	0	Assumes bins for each Dept. Head

<b>2</b>	<b>MUNICIPAL COURT</b>									Not Required
	Court Room		10	x	12	=	120	0	0	
	Judges Chambers		10	x	12	=	120	0	0	
	Clerk		6	x	10	=	60	0	0	
	Pay Stations		10	x	6	=	60	0	0	
	Booking Station		8	x	10	=	80	0	0	
	Finger Print						0	0	0	
	Photos						0	0	0	

	<b>SPECIALIZED TASK FORCE</b>									
										Drugs/Gangs/Violence

	<b>OUTSIDE AGENCIES</b>									
										BCA, State Patrol, Federal

	<b>IT DEPARTMENT</b>									

	<b>Animal Control</b>									
	CSO handles animal control									See garage for space needs

<b>MISCELLANEOUS DEPARTMENTS</b>										
	EXISTING								TOTAL (NET SF)	REMARKS
Sub Total Area	0								0	
Efficiency Factor (20%)	0								0	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>0</b>								<b>0</b>	

**SPACE NEEDS PROJECTION**

**BOOKING & HOLDING**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1 INTAKE / BOOKING</b>										
	Sally port		30	x	12	=	360	2	720	
	Booking Station		8	x	15	=	120	1	120	
	Finger Printing		6	x	5	=	30	1	30	
	Booking Photo		10	x	5	=	50	1	50	
	Intoxilyzer		8	x	10	=	80	1	80	
	Toilet/Shower		10	x	8	=	80	1	80	

<b>2 SECURE HOLDING</b>										
7 total holding in original program										
	Wet Cells		7	x	10	=	70	0	0	35 miles to County Jail
	Group Holding		7	x	10	=	70	0	0	
	Holding /Juvenile Holding		7	x	10	=	70	1	70	

<b>3 INTERVIEW</b>										
reduce to 2 holding/interview in booking, 1 in Investigations and 1 soft int. in Investigations										
	Holding / Hard Interview Room		8	x	10	=	80	1	80	
	Soft Interview		10	x	12	=	120	0	0	Victim Witness in Investigations

<b>4 SUPPORT SPACES</b>										
	Video Recording Equipment		8	x	10	=	80	0	0	
	Public Release/vestibule		10	x	8	=	80	0	0	
	Personal Property Storage		4	x	2	=	8	1	8	Lockers


**BOOKING & HOLDING**

	EXISTING								TOTAL (NET SF)	REMARKS
Sub Total Area	0								1238	
Efficiency Factor (25%)	0								310	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>0</b>								<b>1548</b>	



**SPACE NEEDS PROJECTION**

**EVIDENCE & PROPERTY**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>EVIDENCE INTAKE</b>									
	Evidence Intake		8	x	14	=	112	1	112	
	Pass-thru Lockers		3	x	5	=	15	3	45	Number of 3' wide banks
	Evidence Drying Cabinets		4	x	6	=	24	1	24	
	CSI Equipment Storage		8	x	10	=	80	1	80	

<b>2</b>	<b>EVIDENCE PROCESSING</b>									
	Evidence Supervisor Office		12	x	16	=	192	0	0	
	Evidence Tech Work Station		8	x	10	=	80	1	80	
	Processing Station		8	x	10	=	80	1	80	
	Lab Space		6	x	10	=	60	0	0	All processing done off-site
	Photography		6	x	6	=	36	0	0	All processing done off-site
	Fume Hood		8	x	5	=	40	0	0	All processing done off-site
	Evidence Drying Cabinets		4	x	6	=	24	0	0	All processing done off-site
	Equipment Storage		2	x	6	=	12	1	12	

<b>3</b>	<b>EVIDENCE STORAGE</b>									
	General Storage	175	20	x	20	=	400	1	400	Future High Density Storage System
	Guns		6	x	8	=	48	1	48	
	Drugs		6	x	8	=	48	1	48	Ventilation System
	Money		3	x	3	=	9	1	9	
	Biologicals		4	x	5	=	20	1	20	Refridgerator / Freezer

<b>4</b>	<b>SUPPORT SPACES</b>									
	Evidence-large items		10	x	20	=	200	0	0	
	Vehicle/Large Evid. Process		20	x	20	=	400	0	0	See Fleet Support
	Evidence Return		8	x	10	=	80	0	0	
	Janitors Closet		4	x	6	=	24	1	24	

**EVIDENCE & PROPERTY**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	175							982	
Efficiency Factor (15%)	0							147	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>175</b>							<b>1129</b>	

**SPACE NEEDS PROJECTION**

<b>STAFF SUPPORT</b>										
NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes

<b>1</b>	<b>TRAINING</b>									
	Training Room /Community Room		30	x	20	=	600	1	600	Budget Reconciliation -400 SF. Shared with CH
	Defensive Tactics Training		20	x	30	=	600	0	0	See Fitness Room
	A/V Equipment		6	x	10	=	60	0	0	Budget Reconciliation -60 SF. Shared with CH
	Chair and Table Storage		10	x	12	=	120	0	0	Budget Reconciliation -120 SF. Shared with CH
	Mats/Equipment Storage		10	x	12	=	120	0	0	
	General Storage		10	x	12	=	120	0	0	
	Back up EOC Storage		6	x	10	=	60	1	60	Bins in closet
	General Conference Rm		12	x	15	=	180	0	0	
	Toilet Rooms		10	x	12	=	120	0	0	Budget Reconciliation -240 SF. Shared with CH

910.8

<b>2</b>	<b>STAFF SUPPORT</b>									
	Men's Locker Room		3	x	8	=	24	20	480	
	Women's Locker Room		3	x	8	=	24	15	360	
	Men's Toilet w/Shower		12	x	20	=	240	1	240	
	Women's Toilet w/Shower		12	x	20	=	240	1	240	
	Fitness		30	x	40	=	900	1	900	Budget Reconciliation -300 SF
	Break Room		12	x	16	=	192	0	0	add 100 SF Shared with City Hall -192 SF
	Quartermaster		10	x	12	=	120	0		Add 100-120 SF for Break Room

<b>3</b>	<b>ARMORY</b>									
	Firing Range		75	x	10	=	750	0	0	
	Gun Cleaning Room		8	x	12	=	96	1	96	Ventilation System
	Ammunition/Target Storage		2	x	6	=	12	1	12	
	Gun Storage		2	x	8	=	16	1	16	
	SRT/SWAT/ERU		10	x	20	=	200	0	0	See Patrol General Storage

<b>4</b>	<b>MISCELLANEOUS</b>									
	General Storage		10	x	20	=	200	1	200	General Building Storage
	Janitorial Space		8	x	10	=	80	1	80	
	Janitors Closet		4	x	6	=	24	1	24	

<b>STAFF SUPPORT</b>										
		EXISTING							TOTAL (NET SF)	REMARKS
	Sub Total Area	0							3308	
	Efficiency Factor (15%)	0							496	Interior Circulation and Walls
	<b>Administration Total Area</b>	<b>0</b>							<b>3804</b>	

**SPACE NEEDS PROJECTION**

**GARAGE**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>SQUAD PARKING</b>									
	Squads	2	20	x	10	=	200	0	0	2 Future
	Unmarked		20	x	10	=	200	0	0	
	Transport Van		20	x	10	=	200	0	0	
	SRT Transport Vehicle		15	x	35	=	525	0	0	
	Incident Command		15	x	35	=	525	0	0	
	Armored Vehicle		15	x	20	=	300	0	0	
	Vehicle Evidence Processing		20	x	20	=	400	1	400	
	Motor Cycles		12	x	15	=	180	0	0	
			10	x	12	=	120	0	0	

**2 SUPPORT SPACES**

	Bicycle Unit		10	x	20	=	200	0	0	
	Bicycle Storage (Found Prop.)		10	x	20	=	200	1	200	
	Mounted Patrol		0	x	0	=	0	0	0	
	Animal Control		0	x	0	=	0	0	0	
	Storage		4	x	6	=	24	1	24	
	Exterior kennels		4	x	6	=	24	6	144	covered/ semi enclosed
	General Storage		10	x	20	=	200	0	0	
	Yard Maintenance		10	x	12	=	120	0	0	By Public Works

			0	x	0	=	0	0	0	
			0	x	0	=	0	0	0	
			0	x	0	=	0	0	0	
			0	x	0	=	0	0	0	
			0	x	0	=	0	0	0	

			0	x	0	=	0	0	0	
			0	x	0	=	0	0	0	
			0	x	0	=	0	0	0	

**GARAGE**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	2							768	
Efficiency Factor (30%)	0							230	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>2</b>							<b>998</b>	

**SPACE NEEDS PROJECTION**

SITE					
NO.	OPERATIONAL ELEMENT	EXISTING		NO. REQUIRED	NOTES
<b>1 SQUAD PARKING</b>					
	Staff Parking			16	24 total staff, but only 16 on largest shift
	Public Parking			5	Use of Council Chambers as Training Room is included in City Hall Parking
	Squad Parking				
	Oversized Vehicles				
	Motorcycle Parking			3	

<b>2 SECURITY MEASURES</b>					
	50' Stand-off Zone			If possible	Not a major concern
	Separate Staff/Public Parking			Yes	Staff Secured with fencing
	Secured Parking			Yes	
	Impound Area			Yes	2-3 vehicles within a secured perimeter

<b>2 MISCELLANEOUS SITE</b>					
	Trash Enclosure			Yes	
	Emergency Generator			Yes	
	Impound Lot			Yes	
	Storm Water Management			Yes	



SITE					
		EXISTING		NO. REQUIRED	REMARKS
	Sub Total Area	0		24	See above for secure and public requirements

<b>AREA TOTALS</b>					
OPERATIONAL ELEMENT	EXISTING	REVISED 08/27/2021	REVISED 07/23/2021	PROGRAM SESSION 03/10/2021	REMARKS
		MAJOR REDUCTIONS: Assumes training is shared with City Hall and reduces storage.	MAJOR REDUCTIONS: Assumes Squad Garage is constructed as an alternate bid or future project. Reduces Holding Spaces and some offices	Initial Programming Results	
1 RECEPTION - RECORDS	0	1,666	1,867	1,867	
2 OFFICE OF THE CHIEF	0	1,118	1,349	2,016	
3 PATROL	0	1,740	1,740	1,740	
4 INVESTIGATIONS	0	907	1,051	1,138	
5 MISCELLANEOUS DEPARTMENTS	0	0	0	0	Not Used
6 BOOKING AND HOLDING	0	1,548	1,548	1,873	
7 EVIDENCE AND PROPERTY	0	1,129	1,129	1,129	
8 STAFF SUPPORT	0	3,804	4,862	6,371	
9 GARAGE	0	998	3,078	3,078	Deleted Garage
		12,911	16,625	19,212	<b>SUB TOTAL</b>
	4,250	3,986	3,325	3,842	Efficiency Ratio of 30% (MEP/Circulation)
Existing		8/27/2021	7/23/2021	3/10/2021	
	<b>4,250</b>	<b>16,897</b>	<b>19,950</b>	<b>23,054</b>	<b>LAW ENFORCEMENT TOTAL (Ft<sup>2</sup>)</b>

<b>DATA FROM PRIOR STUDIES</b>			
	Low	High	Population
Voorhis Assoc. 1998	5,985 SF		4,954
Jensen Fey - 2007	28,600 SF	34,000 SF	5,500 +/-
Jensen Fey Adjusted	18,043 SF	24,145 SF	5,500 +/-

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CLERK  
FINANCE  
COMMUNITY DEVELOPMENT  
BUILDING & ZONING  
CITY ENGINEERING  
PARKS AND REC  
IT DEPARTMENT**



**PUBLIC SPACES**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1</b>	<b>PUBLIC SPACES</b>									
	Vestibule		10	x	15	=	150	1	150	Night drop box outside, Large package drop for plans
	Lobby/Pre-Function		20	x	40	=	800	0	0	Assumes separate PD and CH entrances
	Reception/Waiting Area		6	x	6	=	36	8	288	Social Distancing Guidelines
	Waiting		6	x	6	=	36	0	0	Social Distancing Guidelines
	Public Toilets		15	x	20	=	300	2	600	
	Janitorial		6	x	8	=	48	1	48	
	Computer Access Stations		3	x	5	=	15	2	30	
	Information Kiosk		3	x	5	=	15	0	0	

<b>2</b>	<b>COUNCIL CHAMBERS</b>									
	Seating		30	x	40	=	1200	1	1200	
	Council Podium		20	x	30	=	600	1	600	8 person council, 4 staff seats, present space
	Small Meeting Space		13	x	17	=	221	0	0	IT support for meetings
	Large Meeting Space		15	x	30	=	450	1	450	16 person, IT support for meetings, access from product
	Coats		20	x	2	=	40	1	40	
	Service Counter		20	x	2	=	40	0	0	
	General Storage		4	x	8	=	32	1	32	
	Table & Chair Storage		10	x	10	=	100	1	100	
	Public Access AV		10	x	10	=	100	1	100	

<b>3</b>	<b>COMMUNITY ROOM</b>									None Required
	Additional Seating			x		=	0	0	0	Above Council Chamber
	Serving Kitchen		12	x	20	=	240	0	0	Catering
	Commercial Kitchen		20	x	20	=	400	0	0	Commercial Kitchen Equipment
	Pantry/Storage		12	x	8	=	96	0	0	
	Janitor		4	x	6	=	24	0	0	
	General Storage		4	x	8	=	32	0	0	

**PUBLIC SPACES**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	0							3638	
Efficiency Factor 5%)	0							182	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>0</b>							<b>3820</b>	



**SPACE NEEDS PROJECTION**

**CITY OFFICES - CONTINUED**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>4 FINANCE</b>		Finance operates as primary reception								
	Finance Director		12	x	13	=	156	1	156	
	Assistant Director		10	x	12	=	120	1	120	
	Utility Billing / Acct payable		8	x	8	=	64	1	64	
	Payroll / HR		10	x	12	=	120	1	120	Private Office
	Administrative Support		8	x	8	=	64	0	0	Budget Reconciliation -64 SF. Shared with CA
	Cashiers (at payment window)		6	x	6	=	36	2	72	
	Vault	135	10	x	15	=	150	1	150	Money, current year records. High Density?
	Drive up Window		6	x	6	=	36	0	0	Budget Reconciliation -36 SF
	Files/Records	120	13	x	12	=	156	1	156	6-10 years current records. High Density?

838

<b>5 COMMUNITY DEVELOPMENT</b>										
	Planning/Development Dir.		13	x	12	=	156	1	156	
	Building official		10	x	12	=	120	1	120	
	Community Dev. Conference RM		10	x	12	=	120	1	120	Confidential but shared with City Hall staff
	Plan Review Room		12	x	12	=	144	1	144	Shared space with cubicle, plan review and records, plotter
	Planner		8	x	8	=	64	1	64	
	Building Inspector		8	x	8	=	64	1	64	
	Parks and Rec. Manager		12	x	13	=	156	1	156	
	Parks and rec storage	100	10	x	12	=	120	1	120	
	Assistant (part time)		8	x	8	=	64	1	64	
	Plan Review Storage	150	8	x	10	=	80	1	80	Built in storage for drawings

1088

<b>6 CITY ENGINEER</b>										
	City Engineer		12	x	16	=	192	0	0	
	CAD/SCADA Stations		8	x	8	=	64	0	0	
	Plan Review		10	x	8	=	80	0	0	
	Engineering Storage		10	x	8	=	80	0	0	
	Conference Room			x		=	0	0	0	

**CITY OFFICES - CONTINUED**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	505							1926	
Efficiency Factor (15%)	0							289	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>505</b>							<b>2215</b>	

**SPACE NEEDS PROJECTION**

**CITY OFFICES - CONTINUED**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>8 PARKS &amp; REC</b>										
	Director		12	x	16	=	192	0	0	
	Assistants/interns		8	x	8	=	64	0	0	
	Equipment Storage		8	x	10	=	80	0	0	

<b>9 IT DEPARTMENT</b>										
	Director		12	x	13	=	156	1	156	
	Assistants/Interns		8	x	8	=	64	0	0	Budget Reconciliation - 64 SF. Mostly field wor
	Files/Storage	50	12	x	12	=	144	1	144	

300

<b>10 PUBLIC WORKS</b>										
Works closely with planning. Consider co-locating with connecting doorway. Also works closely with Finance										
	Director		13	x	21	=	273	1	273	
	Assistant Director/Inspector		8	x	8	=	64	1	64	
	Administrative Assistant		8	x	8	=	64	1	64	
	Files/Storage	60	8	x	10	=	80	0	0	

401

<b>11 OTHER</b>										
	Director		12	x	13	=	156	0	0	
	Assistants/Interns		8	x	8	=	64	0	0	
	Files/Storage		6	x	8	=	48	0	0	

**CITY OFFICES - CONTINUED**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	110							701	
Efficiency Factor (15%)	0							105	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>110</b>							<b>806</b>	

**SPACE NEEDS PROJECTION**

**BUILDING SUPPORT**

NO.	OPERATIONAL ELEMENT	EXISTING	LENGTH	x	WIDTH	=	NET SF	QUANTITY	TOTAL (NET SF)	Notes
<b>1 BUILDING SUPPORT</b>										
	IT/Communications		12	x	20	=	240	1	240	
	Building Janitorial Supplies		10	x	8	=	80	1	80	
	Data Closets		8	x	8	=	64	2	128	
	General Storage	75	8	x	10	=	80	1	80	
	Voting Machine Storage		3	x	4	=	12	0	0	
	Archive Records Storage	450	10	x	12	=	120	1	120	Tempered. High Density
	Surplus Property		8	x	10	=	80	1	80	

728

**2 STAFF SUPPORT**

	Men's Locker Room		3	x	8	=	24	0	0	
	Women's Locker Room		3	x	8	=	24	0	0	
	Men's Toilet w/Shower		10	x	8	=	80	1	80	
	Women's Toilet w/Shower		10	x	8	=	80	1	80	
	Fitness		30	x	30	=	900	0	0	
	Break Room		12	x	12	=	144	0	0	Covered with Administrative Offices



**BUILDING SUPPORT**

	EXISTING							TOTAL (NET SF)	REMARKS
Sub Total Area	525							888	
Efficiency Factor (10%)	0							89	Interior Circulation and Walls
<b>Administration Total Area</b>	<b>525</b>							<b>977</b>	

SITE					
NO.	OPERATIONAL ELEMENT	EXISTING		NO. REQUIRED	NOTES
<b>1 PARKING</b>					
	Staff Parking			36	1 for each staff plus 8 for council
	Public Parking			25	1 for each 4 people plus 1 space for each 100 SF non-seated area
	Motorcycle Parking			2	
	Parking Per Prosser Zoning				
	Total Staff	28			1 per staff
	Assembly Areas			25 + 8 +6 = 39	1/100 SF non seating area

2 SECURITY MEASURES					
	50' Stand-off Zone				
	Separate Staff/Public Parking		yes		Secured if with PD. Otherwise?
	Secured Parking				

3 MISCELLANEOUS SITE					
	Trash Enclosure		yes		
	Emergency Generator		yes		
	Storm Water Management		yes		
	Signage		yes		Exterior Signage with electronic notices function
	Drop Boxes		yes		Payment drop. Large package drop.


SITE					
		EXISTING		NO. REQUIRED	REMARKS
	Sub Total Area			61	



**SPACE NEEDS PROJECTION**

<b>AREA TOTALS</b>					
OPERATIONAL ELEMENT	EXISTING	REVISED 08/27/2021	REVISED 07/23/2021	PROGRAM SESSION 03/18/2021	REMARKS
		MAJOR REDUCTIONS: Reduces meeting spaces and storage	MAJOR REDUCTIONS: Council Chambers capacity reduced and Future Offices reduced from 6 to 2	Initial Programming Results	
<b>1 PUBLIC SPACES</b>	0	3,820	4,057	4,662	
<b>2 ADMINISTRATIVE OFFICES</b>	0	5,486	6,556	7,420	
<b>3 MISCELLANEOUS DEPARTMENTS</b>	0	0	0	0	Not Used
<b>4 BUILDING SUPPORT</b>	0	977	1,638	1,638	
		10,282	12,251	13,719	
	8,025	1,020	2,450	2,744	
	Existing	8/27/2021	7/23/2021	3/18/2021	
	<b>8,025</b>	<b>11,302</b>	<b>14,701</b>	<b>16,463</b>	<b>CITY ADMINISTRATION TOTAL (Ft<sup>2</sup>)</b>
					<b>SUB TOTAL</b> Efficiency Ratio of 20% (MEP/Circulation)



## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – APPRAISAL FOR SITE 2, WINE VALLEY ROAD**

**8.0D**

#### **APPENDIX CONTENTS**

D. APPRAISAL FOR SITE 2, WINE VALLEY ROAD

**APPRAISAL REPORT**

***APPRAISAL of***  
***Proposed Site for Prosser City Hall Campus***  
**\*\*\*\*\***  
***Prosser WA 99350***

**Valuation Date**      October 1, 2021

**Prepared For**

City of Prosser  
Attn: Ms. Toni Yost, Finance Director  
P.O. Box 1639  
Prosser, WA 99350

**By**

Steve Korn, SRA

**KORN'S APPRAISAL SERVICE**  
**YAKIMA, WASHINGTON**

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# Korn's Appraisal Service



602 SO. 5TH AVENUE  
YAKIMA, WA 98902  
509-248-7010  
FAX 509-457-7766

October 6, 2021

Ms. Toni Yost  
Finance Director/HR  
P.O. Box 1639  
Prosser, WA 99350

Re: Appraisal of Site for Prosser Police Station-City Hall Campus

Dear Ms. Yost:

In accordance with your request, I have appraised the real property which is identified as:  
1)Conceptual Design – Option 6 (6.06 Acres) & 2)Conceptual Design –Option 7 (5.77 acres),  
Prosser, Washington, which is owned by Den Hoed Parkway, LLC. The property is located at the  
southeast corner of Wine Country Road and S. Wamba Road in Prosser, Washington. The  
property is part commercially and part residentially zoned. Option 6 is located on Assessor's  
Parcel Number 102841000010001 (2.52 acres) and partially on 102841000008001 which is 17  
acres in total, but only using 3.54 acres. Option 7 is (5.77 acres) all on assessor's parcel number  
102841000008001, and is legally described as follows:

**Option 6** – 2.52 acre Parcel #102841000010001(Legal description in Addenda) Remaining 3.25 acres is a  
portion of Parcel #102841000008001 **Option 7** – 5.77 acres is a portion of Parcel #102841000008001.  
A complete legal description for this portion is currently not available.

I have inspected the above property and have considered factors relative to value including an  
investigation and examination of numerous property sales which form the basis for comparison to  
the subject property. An effort was made to find sales close to subject property, however, other  
areas have been researched and adjustments have been made for differences. Since there are no  
building improvements on the property, a *Cost Approach* has not been completed. Few land  
sales were noted in the Prosser area, therefore sales and offerings in other Lower Valley towns  
were noted, with six of the most comparable sales and one offering being used to compare to  
subject property. An indication of value from the *Sales Comparison Approach* therefore, place  
the subject property in a close bracket of value from which a final market value is selected.

The subject property is considered to be in a good commercial location relative to the central  
core area of the City of Prosser. The property consists of a **Option 6 (6.06 acres)**, or **Option 7  
(5.77 acres)**. The main difference between these two options is that Option 6 has direct  
commercial frontage on Wine Country Road, while Option 7 is an interior parcel.

Based upon the above, and information contained in the attached report, I am of the opinion that  
the market value of the above described property, subject to the assumptions and limiting  
conditions attached, was *as of October 1, 2021*

**OPTION 6**.....\$1,531,000  
**OPTION 7**.....\$ 968,000

Definition of Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised; and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. *The Appraisal Institute.*

I certify that I have no interest in the subject property either present or contemplated, and that the appraisal fee charged was in no way contingent on the value reported.

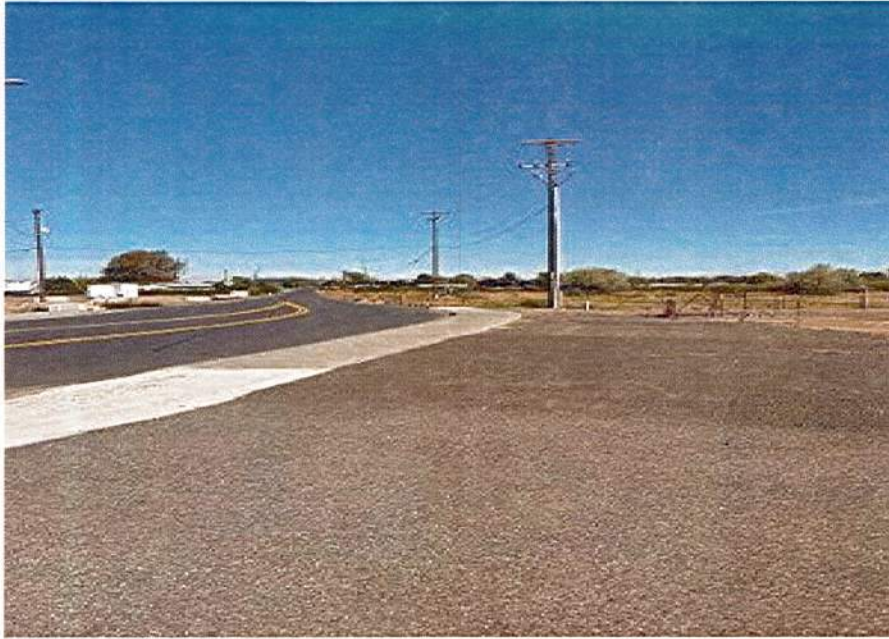
KORN'S APPRAISAL SERVICE



Steve Korn, SRA



**SUBJECT PROPERTY PHOTOS**



**Looking North on Wine Country Road- Subject (Option 6) on right**



**Looking East through (Option 6) and (Option 7)**



**SUBJECT PROPERTY PHOTOS**



**Looking Northeast through (Option 6)**

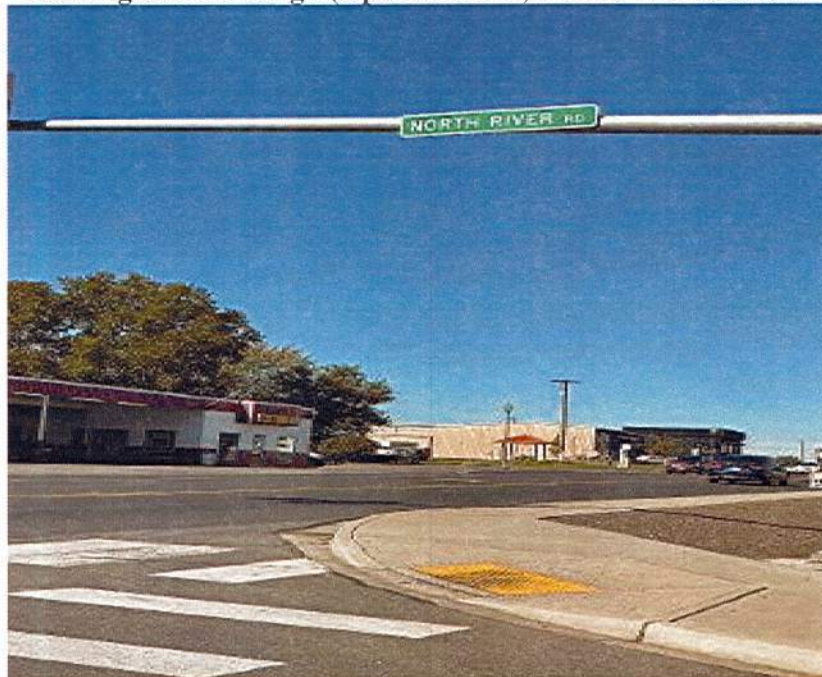


**Looking North along (Option 6) on Wine Country Road**

**SUBJECT PROPERTY PHOTOS**



**Looking South through (Options 6 & &) from S Wamba Road**



**Commercial properties along Wine Country Road**

**OSTENSIBLE OWNER:** Den Hoed Parkway LLC

**ADDRESS OF THE PROPERTY:** Wine Country Road/S. Wamba Road,-Prosser, Washington.

**SALES HISTORY:** Subject property has not transferred in past 10 years.

**SCOPE OF THE APPRAISAL:**

The appraiser researched the Lower Yakima Valley towns of Grandview and Sunnyside for market information comparable to the subject property. Because this is an appraisal of primarily land only, only the *Sales Comparison Approach* to value was considered in determining the subject's value estimate. This assignment involved the collection, confirmation and reporting of pertinent comparable data and the appraiser relied upon county records, local title companies and previous appraisals. The appraisal was made to establish Market Value for the Subject Property, for possible purchase. **Intended user is: City of Prosser. Other intended users: None.**

**PURPOSE OF THE APPRAISAL:**

The purpose of the appraisal is to set forth a supported opinion of the market value of the subject property. The report is an *Appraisal Report* format and is prepared under Standard Rule 2-2 of the Appraisal Standards Board of the Appraisal Foundation, and USPAP. Because this property contains no building improvements, only the *Sales Comparison Approach*, which is most reliable in bare land valuation will be used to estimate the value of the property. Because the owners are sufficiently familiar with the property, the report will contain a summary of all information considered significant to the solution of the appraisal problem.

**EXPOSURE TIME:** Exposure time is defined as: "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consumption of a sale at a market value, on the effective date of the appraisal; a retrospective estimate based upon analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of appraisal". The comparable sales researched reflect varying terms of exposure. *Sales investigated indicate exposure periods from 3 months to 3 years in length.* While price is often a reflection of supply and demand in the local market, measurement of purchaser interest is often very difficult. Many transactions are simply dependent upon a precipitated interest of purchasers yet unknown. Often this occurs in a group fashion, which can then be factored into the demand equation, but other times a lack of demand may only become by a single user which can establish price at any point in time.

The definition upon which the value herein was based contemplates consummation of a sale as of the date of this appraisal with passage of title from seller to buyer under open and competitive market conditions requisite of a fair sale. This definition was applied to the market, adjusting comparables as necessary for special or creative financing and/or sales concessions. No adjustments were made for costs normally paid by sellers as a result of tradition in the market. These costs are readily identifiable as seller expenses in most transactions. Adjustments for comparables differential financing were not calculated on a mechanical dollar basis either. Instead, the market's reaction to such financing and concessions was approximated through the appraiser's judgment.



**MARKETING PERIOD:** Marketing time is defined as: “An estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of appraisal; anticipated time required to expose a property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price affordable by concurrent market conditions.”

The differential between exposure time and marketing period is essentially the difference in marketing conditions at the time. Exposure time is already known, whereas marketing time is not. Thus, the appraiser must make a future projection, which cannot be perfect. A reasonable marketing time for the subject property based upon current demand, is estimated to be from 12 to 18 months, utilizing market conditions pertinent to the appraisal assignment.

*COVID-19 has been declared a pandemic and a national state of emergency is in place. Due to the developing situation, it is not possible at this time to quantify its long-term or short-term effects on real estate markets or on the subject property. The value opinion contained in this appraisal is based on findings of an analysis of market data available to the appraiser at the time of this assignment.*

#### **COMPLIANCE AND COMPETENCY DISCLOSURE**

Steve Korn, SRA has been designated by the Appraisal Institute since 1978, and worked with Ralph Korn, MAI, for 40 years appraising all types of property. He became affiliated with Alan Clayton, MAI between 2004 and 2007, until his retirement, and Terry R. Rudd, MAI at the present time.

Terry R. Rudd, MAI, has been an Independent Fee Appraiser for 50 years, appraising all types of property in Eastern Washington, Eastern Oregon, North and Central Idaho, Northern California and Nevada and Western Wyoming.

#### **GENERAL DESCRIPTION OF THE AREA**

##### *Regional Data*

The Pacific Northwest region, comprised of the States of Washington, Oregon, Idaho and Western Montana, supports a population of over 6.5 million with an annual gross income of over \$12.5 billion. This is a region that encompasses about 10% of the area of the United States, and contains within its borders, a great diversity of climate, topography and economic endeavors. As it contains a relatively small portion of the national population, it is a comparatively small consumer market. The State of Washington is one of the faster growing states in the nation. Planners are expecting a population increase of 15% in the next 10 years to approximately 4.5 million.

Within this Northwest area are three sub-regions where about 80% of the regions population reside, These are the Puget Sound, the Lower Columbia and the Inland Empire sub-regions, each with its own economic capitols, being Seattle, Portland and Spokane, respectively.

## GENERAL DESCRIPTION OF THE AREA (Cont)

The Puget Sound area is separated from the Eastern portion of the State of Washington by the Cascade Mountain Range, and this extends from Canada to the north, to Olympia at the south end of Puget Sound. This sub-region consists of 13 counties surrounding Puget Sound, accounting for a small portion of the State's land area, but supporting about 67% of the total population of the State.

The lower Columbia sub-region is the area around Portland and Vancouver. The Inland Empire sub-region is the area on the east side of the Cascade Mountain Range, and is semi-arid desert where farmers raise livestock and wheat on large ranches. They grow fruits and vegetables in fertile, irrigated river valleys such as the Okanogan, Wenatchee and Yakima Valleys. Delicious apples and numerous other varieties are a Washington specialty. Washington leads the states in apple production.

Spokane, the largest eastern city, is an important railroad, manufacturing, grain and financial center. The Tri-Cities of Richland, Pasco and Kennewick in south-central Washington grew in size and importance starting in 1942, when production of plutonium for the world's first atomic bomb started. Yakima and Wenatchee are cities with economies based upon agriculture, with the bulk of the crops being apples.

**Benton County** is a [county](#) in the south-central portion of the [U.S. state](#) of [Washington](#). As of the [2010 census](#), its population was 175,177.<sup>[1]</sup> The [county seat](#) is [Prosser](#),<sup>[2]</sup> and its largest city is [Kennewick](#). The [Columbia River](#) demarcates the county's north, south, and east boundaries.

Benton County was created from what were then larger versions of [Klickitat County](#) and [Yakima County](#) on March 8, 1905,<sup>[3]</sup> and was named after [Missouri](#) statesman [Thomas Hart Benton](#).

According to the [U.S. Census Bureau](#), the county has a total area of 1,760 square miles (4,600 km<sup>2</sup>), of which 1,700 square miles (4,400 km<sup>2</sup>) is land and 60 square miles (160 km<sup>2</sup>) (3.4%) is water.<sup>[4]</sup> The highest point of land elevation within the county is the summit of Rattlesnake Mountain at 3,527 feet; and the lowest point of land elevation is along the southwestern shore of Crow Butte at 265 feet (fluctuates due to level of Columbia River).

- [Columbia River](#) - Surrounds and forms the county's boundary on three sides. Barge trafficking is possible upriver to anchorage sites in northern Richland, the upstream extent of Lake Wallula which forms behind McNary Dam.
- [Yakima River](#) - Bisepts the county from west to east, emptying into the Columbia River at Richland. As a water source, the Yakima is the lifesource for agriculture in the Yakima Valley. A shallow river, the Yakima is suitably navigable only for small, personal watercraft. Historically, the Yakima River supported some of the most bountiful migratory fish populations in the entire Columbia Basin, and many of those legendary salmon runs are now rebounding after decades of demise. [Amon Creek](#) is the most notable tributary of the Yakima River in Benton County, emptying into the mainstem river near the [Yakima River Delta](#) in Richland.



## GENERAL DESCRIPTION OF THE AREA (Cont

- The **Horse Heaven Hills** are a long range of high, rolling [hills](#) in [Klickitat](#), [Yakima](#), and [Benton](#) counties in [Washington](#). The hills are an [anticline](#) ridge in the [Yakima Fold Belt](#) formed by north–south compression of [lava flows](#) in the [Columbia River Basalt Group](#). The highest point is Bickleton Ridge in the west end of the hills. They lie within the [rain shadow](#) to the east of the [Cascade Range](#), making them significantly drier and hotter than regions west of the Cascades.
- The region has been inhabited by [Native Americans](#) for centuries, who had settlements surrounding the Horse Heaven Hills. They used the range both as hunting grounds and as a geographic boundary between different tribes. The [Lewis and Clark Expedition](#) represents the first known Europeans to reach the area. European settlement followed, with the introduction of modern farming techniques. In recent years, [wineries](#) have become an important economic
- driver in the region and the [Horse Heaven Hills AVA](#) was established in 2005.
- North-to-south compression of [flood basalts](#) that erupted several million years ago is responsible for the uplift that created the hills. They were further shaped by [massive floods](#) that occurred toward the end of the [last ice age](#). The floods contained icebergs that brought [glacial erratics](#), which stand out from the basalt that dominates the Columbia Basin.
- Native grasses and shrubs dominate the range, which is mostly treeless. Flora also includes native flowers, some of which are listed as being threatened. There were at one time large numbers of big game roaming the hills, but many of them were hunted to extinction. Horses briefly roamed widely through the hills, but they were largely removed to facilitate farming. Today, wild horses are confined to near [Satus Pass](#). There have been recent efforts to reintroduce animals that had previously been driven from the range.

## Hanford Nuclear Reservation

Hanford Reach is home to nine nuclear reactors of which [B Reactor](#) is the most famous; constructed in 13 months during World War II, it was the world's first full scale reactor. Plutonium from the reactor was used in the first nuclear explosion at the Alamogordo Bombing and Gunnery Range in New Mexico (July 16, 1945) and in the [Fat Man](#) atomic bomb dropped on Nagasaki, Japan (August 9, 1945). The reactor's significance has led to many distinctions including a place on the National Historic Mechanical Engineering Landmark, National Register of Historic Places, Nuclear Historic Landmark, National Civil Engineering Landmark and National Historic Landmark.

**Prosser** is a city in and the [county seat](#) of [Benton County, Washington](#), United States.<sup>[2]</sup> Situated along the [Yakima River](#), it had a population of 5,714 at the [2010 census](#).

Prosser is located near the eastern end of the [Yakima Valley](#) at [46°12′25″N 119°45′56″W](#) (46.206921, -119.765612).<sup>[10]</sup> It is 665 ft above sea level. One river, the [Yakima River](#), runs through it.

According to the [United States Census Bureau](#), the city has a total area of 4.53 square miles (11.73 km<sup>2</sup>), of which, 4.49 square miles (11.63 km<sup>2</sup>) is land and 0.04 square miles (0.10 km<sup>2</sup>) is water.<sup>[11]</sup> The former community of [Kinneyville](#) is now a neighborhood fully contained within Prosser. The city has the [ZIP code](#) 99350.

The economy of Prosser is based on agriculture. In addition to fruit orchards and fruit packing plants, Prosser is an important<sup>[citation needed]</sup> center of wine making in the [Yakima Valley AVA](#). Prosser now has nearly 40 wineries in an area about ten-by-ten miles

[11]



**ASSESSED VALUE AND TAXES**

Assessed value on the property for **2021** is as follows:

<u>ID Number</u>	<u>Land</u>	<u>Improvements</u>	<u>Taxes</u>
12380	\$418,120	\$ -0-	\$ NA
12377*	\$158,380	\$249,620	
Total value:	\$576,500		

\*Only a portion of this parcel is considered in this appraisal, therefore assessed values and taxes are not complete or accurate.

**ZONING**

**"RM" (RESIDENTIAL, MEDIUM DENSITY) DISTRICT**

18.27.010 Purpose. The purpose of the **RM district** is to establish areas for medium density, multiple-family residential buildings and to establish regulations for their development. The district has more intensive residential uses where necessary or desirable to achieve good neighborhood design and to stabilize land use. (Ord. 1917 § 1 (part), 1997). 18.27.020 Permitted uses. The following are the only uses permitted in an RM district: A. One single-family dwelling per lot or one duplex per lot; C. Accessory dwelling unit C. Adult Family Homes; and D. Accessory uses and structures related to a permitted use. (Ord. 2769 § 2, 2012; Ord. 2214 § 1, 2001; Ord. 1917 § 1 (part), 1997). 18.27.030 Additional uses. The following uses require a permit in accord with Chapter 18.75 or 18.59: A. Public and quasi-public uses only as may be approved under Section 18.75.050; B. Nursing or Convalescent Home only as may be approved under Section 18.75.050; C. Nursery schools and child day care centers only as may be approved by Section 18. 75.050; D. Home occupations only as may be approved under Section 18. 75.060;

**"CT" (COMMERCIAL, THOROUGHFARE) DISTRICT**

The purpose of the CT district is to provide for retail, commercial and amusement uses which are appropriate to thoroughfare locations dependent upon thoroughfare travel; to permit commercial uses and activities which depend more heavily on convenient vehicular access rather than pedestrian access; to limit location to sites having safe and efficient access to major transportation routes; and to provide development standards to enhance the efficient operation of these districts by creating buffers to achieve minimum adverse impacts on the community as a whole, especially on adjacent properties having different land use characteristics. (Ord. 1917 § 1 (part), 1997). 18.46.020 Permitted uses. The following are the only uses permitted in the CT district which is property within forty feet of, and abutting, North Wine Country Road, commencing at the Yakima River Bridge and extending northwesterly to the 1-82/Gap Road Interchange, except for the Benton County Port District Airport property: A. Professional buildings; B. Service stations and garages (no outside storage of materials); convenience stores which may include gasoline sales; C. Undertaking establishments; D. Retail wine and wine tasting; E. Laundry, laundromats, dry cleaning establishments; F. Retail landscape gardening and storage area for equipment and materials; G. Automatic car washes and detail shops; H. Car sales and service as an accessory use and light truck and trailer sales lots and service. I. Retail stores including retail paint and supply shop (no outside storage of material) and retail lighting and appliances shop (no outside storage of material); drug stores and food stores; J. Upholstery shop; banks; restaurants/cocktail lounges; dancing schools; sign shops; microbrewery-restaurant and/or pub; K. Bakeries; barber and beauty shops; locksmith shops; membership clubs; L. Photo shops; shoe repair shops; hotels and motels; indoor theaters; M. Taverns and package liquor stores; bowling alleys; newspaper, retail printing and publishing shops; N. Business schools, studios, and academies for the arts; O. Residential uses; provided, commercial uses are on the street front. Such residential uses must be part of a commercial structure and conform with the International Building Code; P. Manufacture/repair incidental to retail sales on the premises; plumbing and heating shops; Q. Veterinarian clinic (small animal); R

**HYPOTHETICAL CONDITION**

A condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. It is assumed that the residential portion of the subject property can be re-zoned to commercial.

## HIGHEST AND BEST USE

The purpose of this section is to analyze alternative uses of the subject property to ascertain which single or possible combination of complementing uses would prove more profitable to the owner, based on present market behavior. The highest and best use has been defined as "that use which, at the time of the appraisal, is more likely to produce the greatest net return to the land and/or building over a given period of time". In the context of market value, highest and best use is also defined as:

"The reasonable and profitable use that will support the highest present value, as defined, as of the effective date of the appraisal". (1)

Alternatively, it is that use, from among reasonable, profitable and legal alternative uses, found to be physically feasible, and which results in the highest land value. In cases where a property has existing improvements on it, it is to be recognized that the highest and best use should include the following reasonable sequences of thought.

1) To what use is it physically possible to put on the site in question? 2) What uses are permitted by zoning and deed restrictions? 3) What possible and permissible uses will produce the highest net return to the owner of the site? and 4) The use must be profitable, not speculative or conjectural, there must be profitable demand for such use, and it must return to the land, the highest net return for the highest period of time.

1) *Physically Possible*: The soils have proved themselves capable of providing support for structures which provide the greatest return by the land by way of adjacent examples, access, visibility, traffic, utility, and are commensurate with the economic potential to which the subject is capable.

2) *Legally Permissible*: The current zoning allows for commercial use of the (2.52 ac) portion of subject property, and the high possibility of re-zone to commercial of portion of (17 ac) parcel..

3) *Financially Feasible*: Neighboring developments suggest that mortgage financing is available.

4) *Maximally Productive*: In the accession of land values, commercial land falls in the \$4.00 to \$6.00 per square foot range.

The same four tests were applied to the subject property, as if vacant, and as improved, with the following results: *As Improved*: Subject property is presently unimproved. *As Vacant*: Subject property is vacant with frontage on a main commercial street with mixed commercial and industrial buildings adjoining. Therefore, under highest and best use considerations, and with the zoning as stated above, the highest and best use of subject would be for future commercial development, or as stated above.

- (1) American Institute of Real Estate Appraisers and The Society of Real Estate Appraisers, Real Estate Appraisal Terminology, Revised Edition, (Ballinger Publishing, Cambridge, Mass, 1982) pp. 126-127.

**DESCRIPTION OF SUBJECT PROPERTY**

Because this is an *Appraisal Report*, and because all parties concerned with the appraisal are generally familiar with the subject property, a brief description of the subject property is set forth below for a general understanding of the valuation process and the limitations of the subject property.

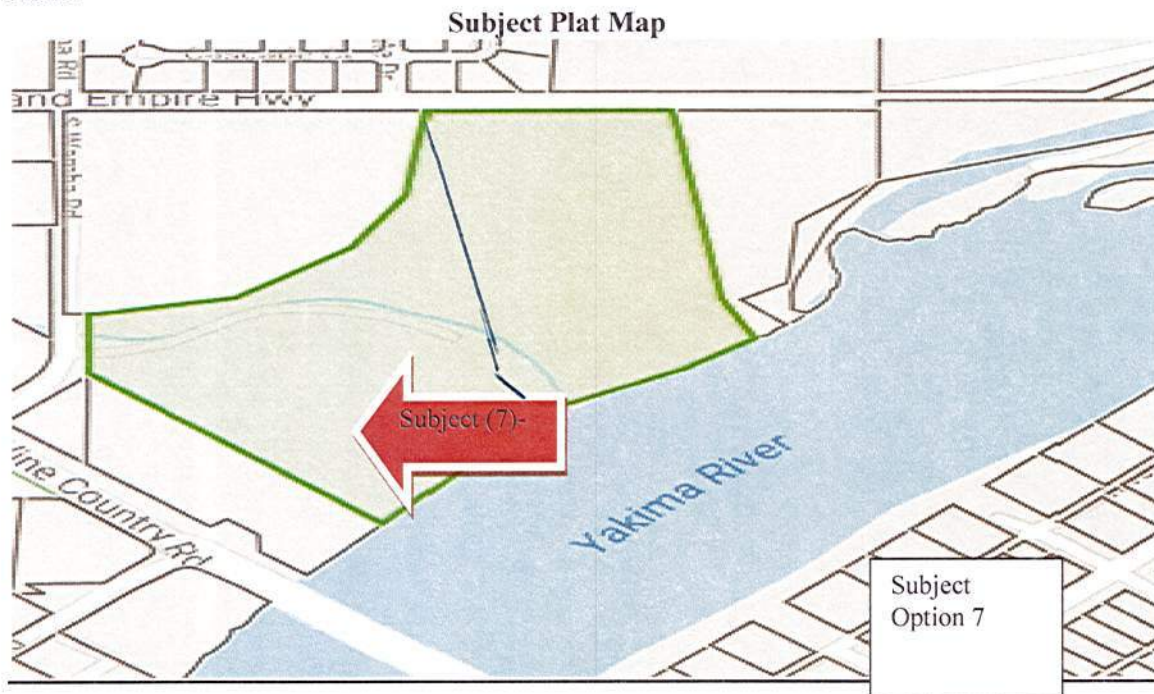
**Site Description**

The subject property as can be seen on the attached map, is located about 8-10 blocks northwest of the central Prosser City center on West Wine Country Road. The property (*Option 6*) consists of one rectangular parcel containing 2.52 acres, which fronts on W Wine Country Road and 3.54 acres with a total of 6.06 acres. (*Option 7*) consists of an interior parcel which is 5.77 acres and is accessed from S. Wamba Road. Both options have Yakima River frontage which is considered to have a small benefit.

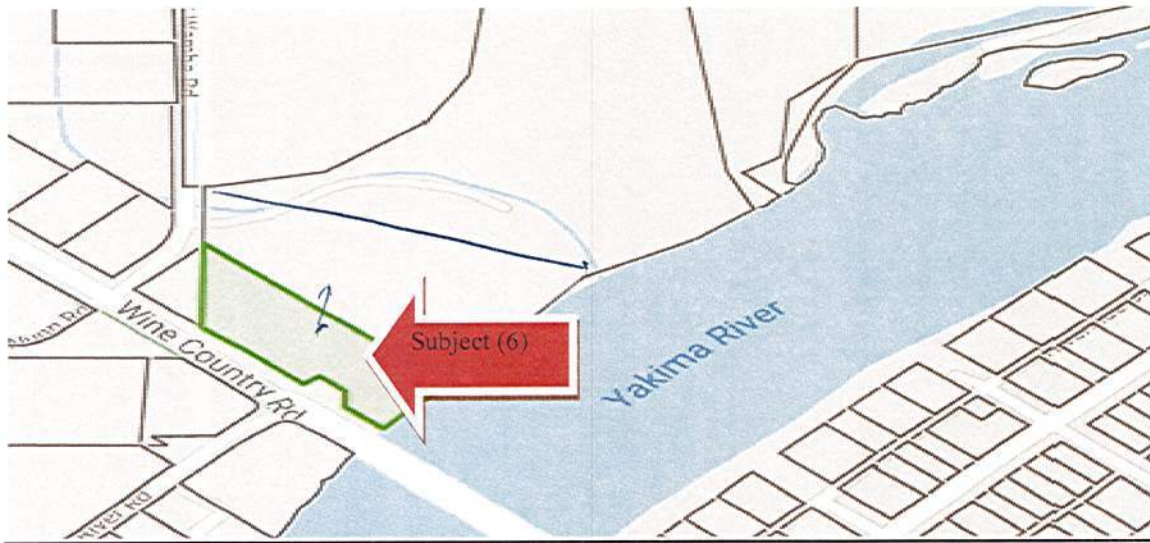
*Option 6*, 2.52 acre parcel is zoned C-T commercial with the remainder 3.45 acres zoned RM residential. *Option 7* is all on residential zoned land. Because this property is adjoined on two sides by commercial property, the planning office with the *City of Prosser* indicates that it would likely allow commercial development of the subject property. Access to both parcels is from paved streets. Option 6 parcel has curbs and sidewalk along the west boundary. Land is generally level, slopes slightly to the south toward the Yakima River.

**Building Improvements**

None.







## VALUATION METHODOLOGY

There are three major approaches to the value of real property, the *Cost Approach*, the *Sales Comparison Approach* and the *Income Approach*. The type and age of a property and the quantity and quality of data that can be obtained affect the utility of each approach for any given appraisal task.

The *Cost Approach to Value* utilizes a method in which the value of the property is derived by estimating the reproduction of replacement costs new of the improvements, deducting depreciation due to all causes attributable to the improvements, and then adding the Market Value of the land. This method is based upon the theory of substitution which implies that a knowledgeable buyer will pay no more for the real property than the cost of producing a comparable property of similar utility.

The *Sales Comparison Approach* is a method of comparing recent sales of similar properties to the subject property. This approach is based upon the principle that a prudent investor would pay no more for a property than the cost of acquiring a satisfactory alternative property that possesses physical, economic and financial comparability. The value of a particular property tends to coincide to the value indicated by the actions of informed buyers and sellers in the marketplace for similar properties.

The *Income Approach to Value* is based upon the economic principle that the value of an income producing property is the present worth of anticipated benefits (resale value). The net operating income is estimated by deducting from the gross annual income an appropriate allowance for vacancy and operating expenses. The net income can be converted into a present value estimate using a capitalization process. There are various method of capitalization that are based upon inherent assumptions concerning the pattern of the income stream, as well as the quantity, quality and duration of the income stream.

Because subject property consists of vacant land, only the Sales Comparison Approach is utilized.

## SALES COMPARISON APPROACH

The Sales Comparison Approach to value attempts to compare similar sold properties to subject. This method is used to value vacant land. No sales could be found that were completely similar to subject property in all respects, however the sales shown below are somewhat similar in that they are all commercially zoned properties, having a general comparability to subject. An effort is made, therefore, to arrive at a square foot value for the subject property using the sales noted below. A conservative rate of increase of 6% per year has been used to reflect the rate of inflation and adjust comparable sales to the date of the appraisal.

The value of the land has been estimated from comparable sales in the general area, that could be used for similar purposes. The following sales are used to show land values in the general area, and if possible, similar size parcels should be used for more direct comparison. In most cases, larger parcels of land tend to indicate lower per square foot values, and this condition was also found in this investigation. Items of location, access, utilities and desirability become judgment factors and are generally compared on a more valuable or less valuable basis.

Land values in Benton County have slowly been increasing over the past ten years, and a conservative rate of increase of 6% per year since 2012 has been used to reflect the rate of inflation and adjust comparable sales to the date of the appraisal.

The subject property, Option 6 and Option 7 have a portion of land that is currently zoned residential, however there is a high probability that this land could be re-zoned to commercial. Both parcels have water frontage along the south boundary with the Yakima River. This is considered to add approximately 10% to the value..

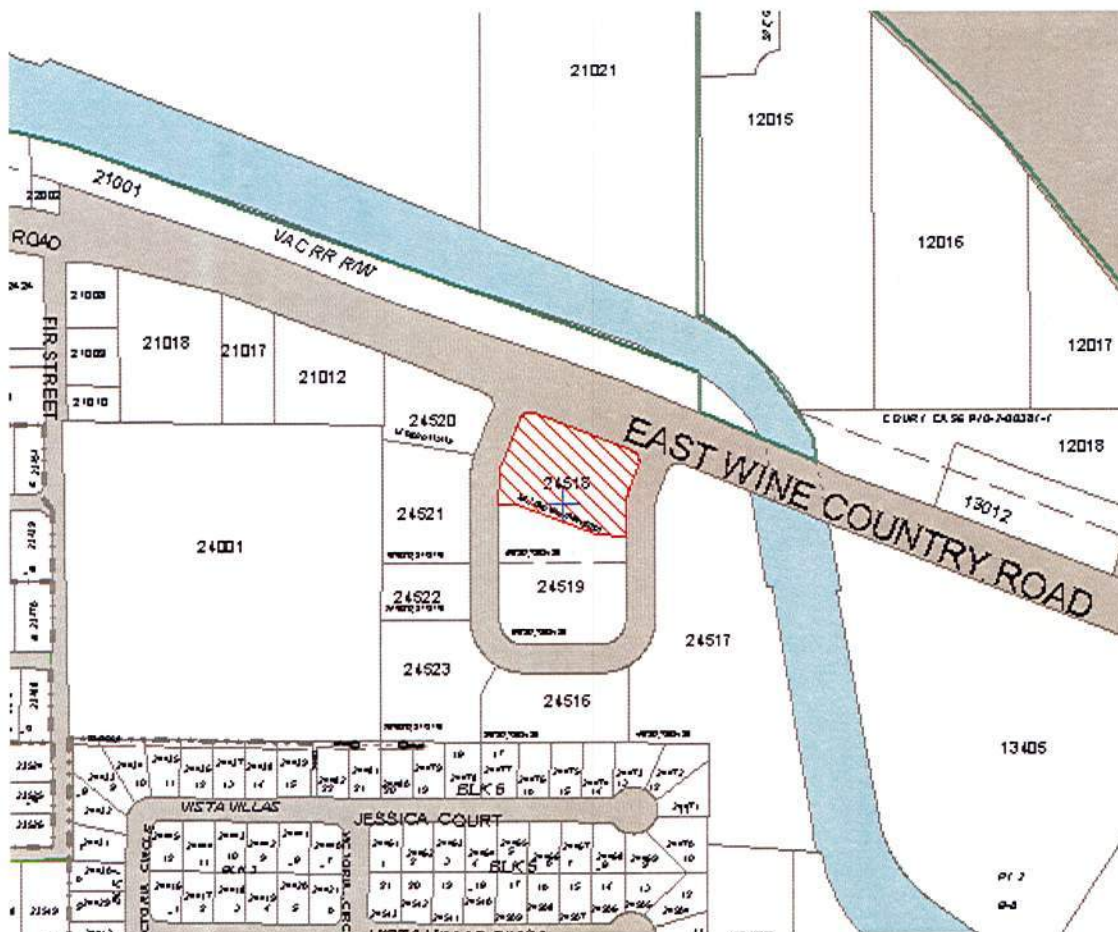
Based upon the above, the following properties are listed for comparison to the subject property. The following sales, which were considered relevant to the subject land pricing are listed below:

**SALES COMPARISON APPROACH TO VALUE (Cont)**

1) Hogback Grandview LDA LLC to McDonald's Real Estate Company

Sale Date: 03/03/2021  
 Sale Price: \$450,000  
 Land Size: 1.19 acres  
 Location: 400 Vista Grande Way  
 Grandview, Washington

This is the sale of a frontage lot in a small commercially (C-2)zoned subdivision on the east side of Grandview. The property has access from Vista Grande Way which is the east and west boundaries and direct frontage on East Wine Country Road which is the north boundary. Property has paved access, public water and sewer and curbs and gutters. This sale shows **\$8.68 per square foot**



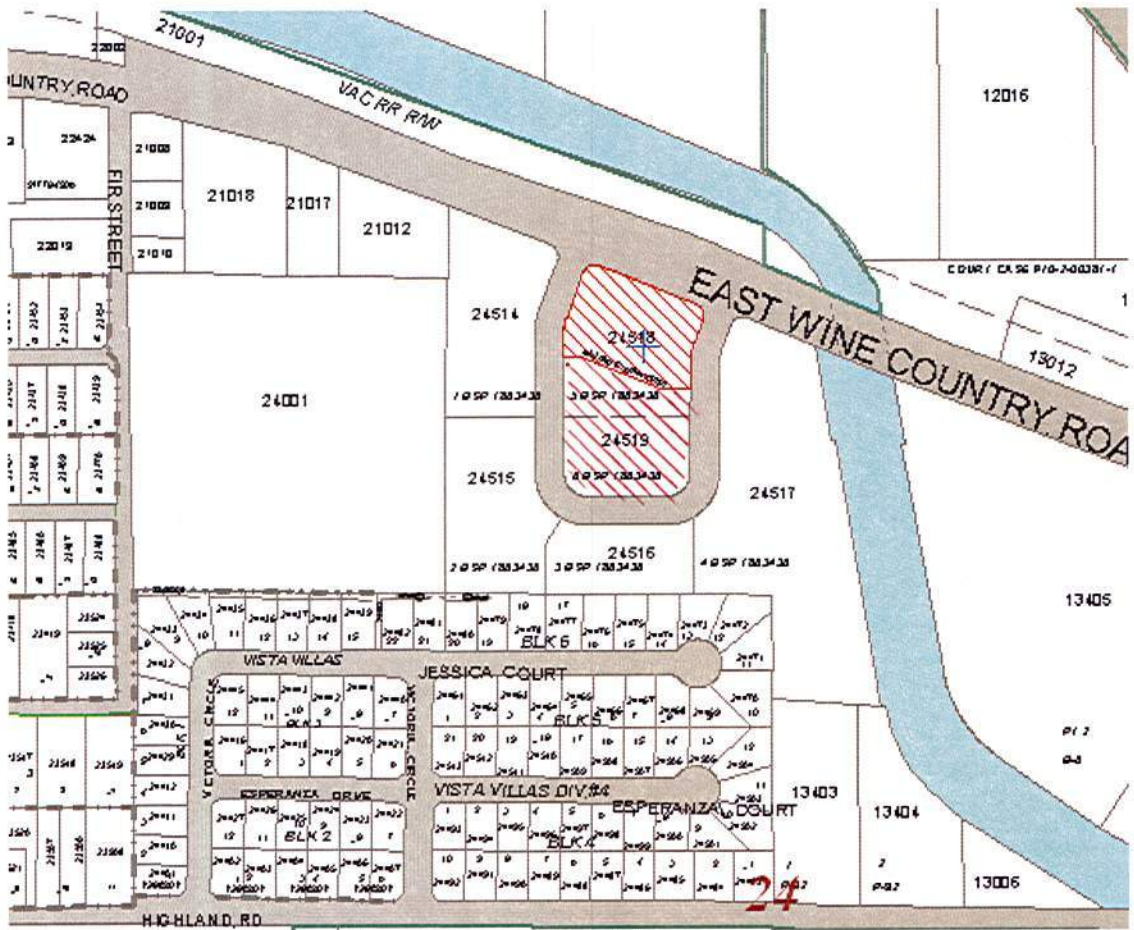


**SALES COMPARISON APPROACH TO VALUE (Cont)**

2) \_\_\_\_\_ Scantlings LLC to Hogback Grandview LDA LLC \_\_\_\_\_

Sale Date: 10/17/2019  
 Sale Price: \$450,000  
 Land Size: 2.70 acres  
 Location: NKA Vista Grande Way  
 Grandview, Washington

This is the sale of two adjoining lots in a small commercially (C-2)zoned subdivision on the east side of Grandview. The property has access from Vista Grande Way which is the east and west boundaries and East Wine Country Way is the north boundary. Property has paved access, public water and sewer and curbs and gutters. This sale shows **\$3.81 per square foot**

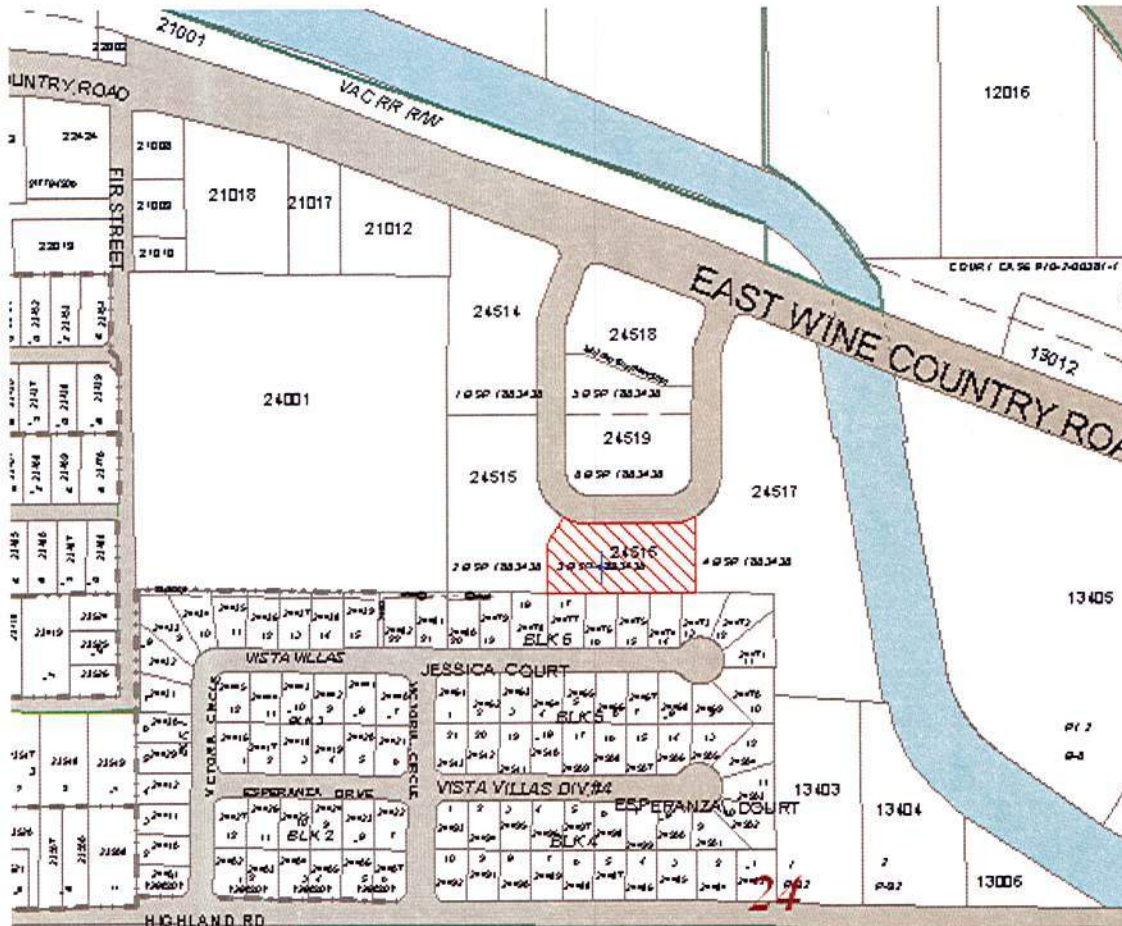


**SALES COMPARISON APPROACH TO VALUE (Cont)**

3) Scantlings LLC to Oscar & Maria Martinez

Sale Date: 04/15/2020  
 Sale Price: \$185,000  
 Land Size: 1.06 acres  
 Location: 300 Vista Grande Way  
 Grandview, Washington

This is the sale a lot in a small commercially (C-2)zoned subdivision on the east side of Grandview. The property has access from Vista Grande Way which is the north boundary. Property iss presently improved with a mini-storage facility. Property has paved access, public water and sewer and curbs and gutters. This sale shows *\$4.01 per square foot*



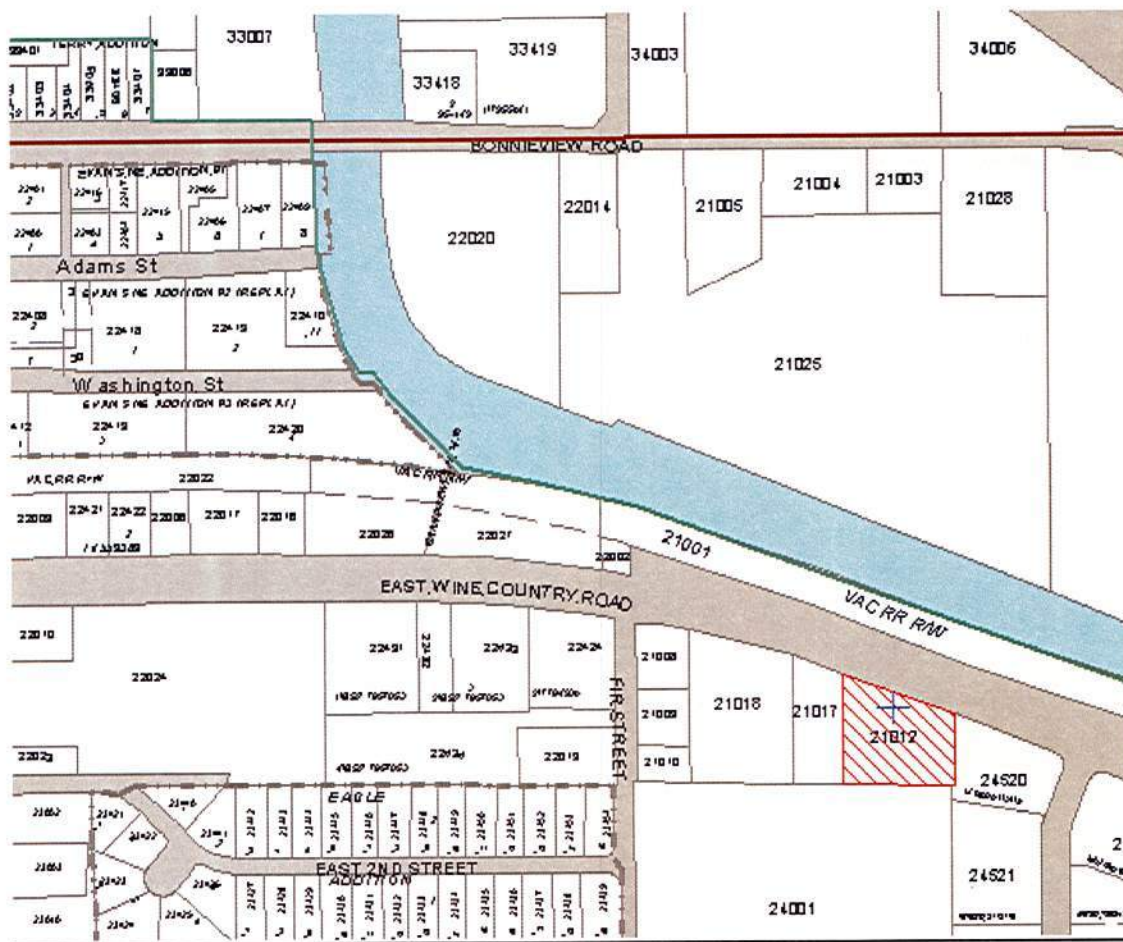


**SALES COMPARISON APPROACH TO VALUE (Cont)**

4) RH Smith Distributing Co Inc to Grandview School District #200

Sale Date: 10/10/2017  
 Sale Price: \$235,000  
 Land Size: .99 acres  
 Location: 712 E Wine Country Road  
 Grandview, Washington

This is the sale a lot in a small commercially (C-2)zoned subdivision on the east side of Grandview. The property has paved access from E Wine country Road which is the north boundary. Property is presently improved with a small (1,000 sq. ft.) frame storage building built in 1955, which is considered to add little value. Property has paved access, public water and sewer and curbs and gutters. This sale, including small building shows *\$5.45 per square foot*.

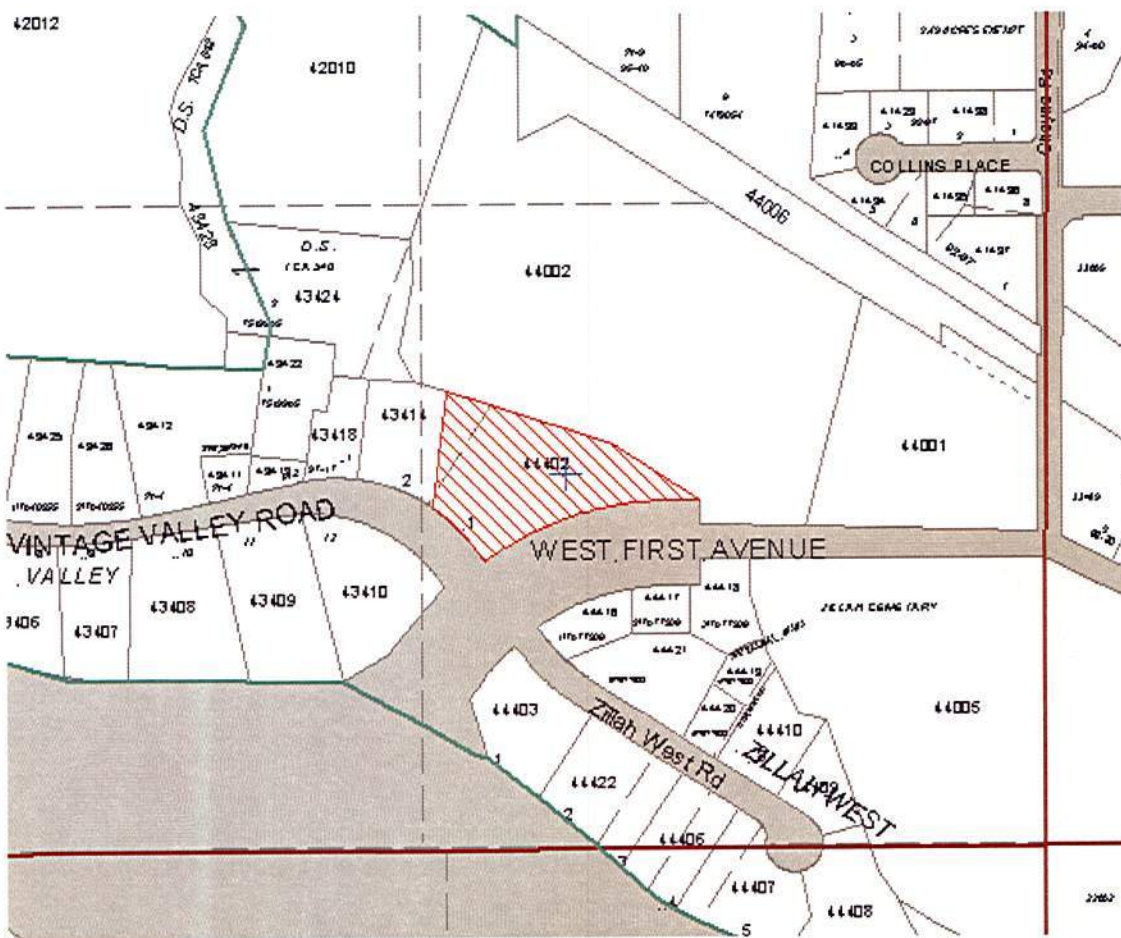


**SALES COMPARISON APPROACH TO VALUE (Cont)**

5) \_\_\_\_\_ Cal Family Lands LLC to Zillah One LLC \_\_\_\_\_

Sale Date: 02/19/2019  
Sale Price: \$475,000  
Land Size: 2.23 acres  
Location: 901 Vintage Valley Parkway  
Zillah, Washington

This is the sale a lot in an irregular shaped parcel located in the I-82/Zillah Interchange at the northeast corner of West First Avenue and Vintage Valley Road in Zillah, Washington. Property is zoned CT commercial and now contains a Burger King restaurant. The property has paved access from two roads. Property has paved access, public water and sewer and curbs and gutters. This sale, including small building shows **\$4.89 per square foot**.



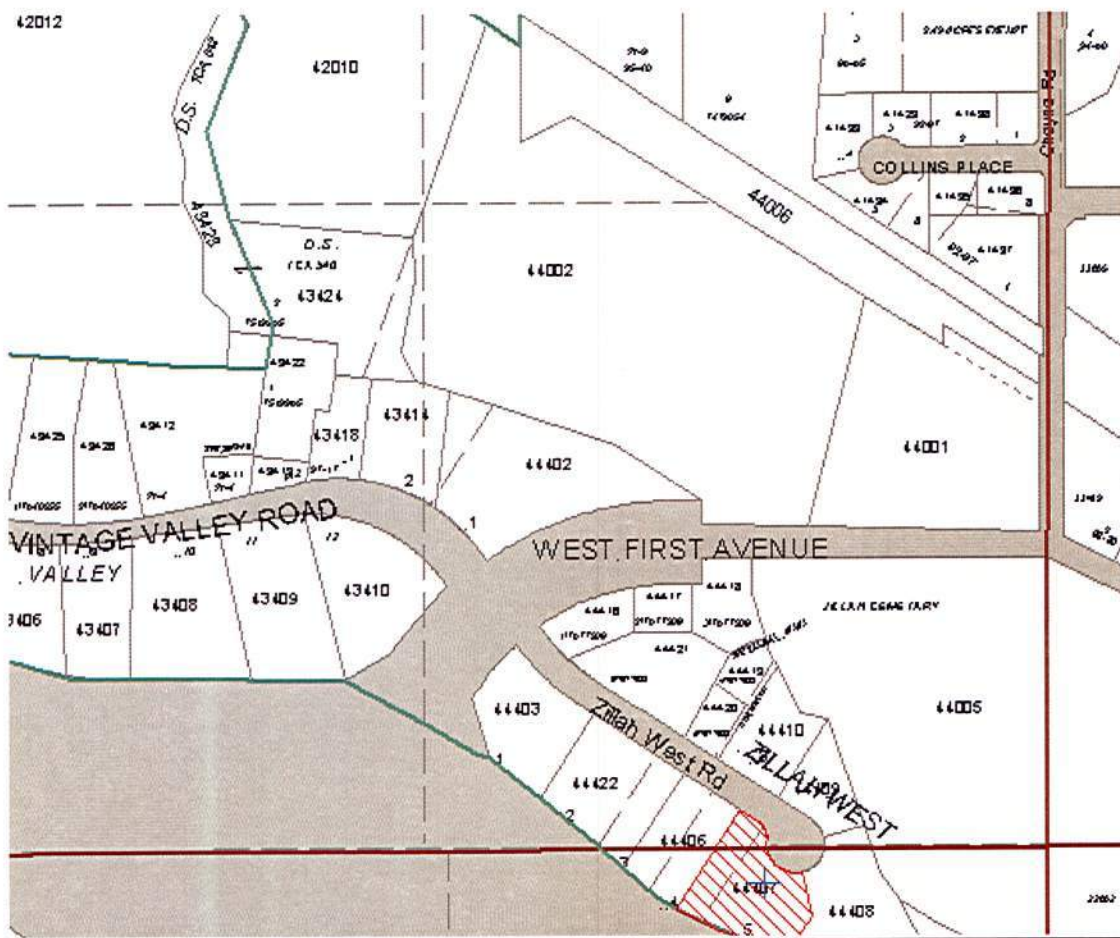


**SALES COMPARISON APPROACH TO VALUE (Cont)**

6) Bill D & Connie True to ESM Investments LLC

Sale Date: 08/27/2021  
Sale Price: \$230,000  
Land Size: 1.10 acres  
Location: 808 Zillah West Road  
Zillah, Washington

This is the sale an irregular shaped lot at the end of a frontage road at the west I-82/Zillah interchange, west of Wet 1<sup>st</sup> Avenue and Vintage Valley Road in Zillah, Washington. Property is zoned CT commercial. The property has paved access, public water and sewer availability from City of Zillah. This sale, shows **\$4.89 per square foot**

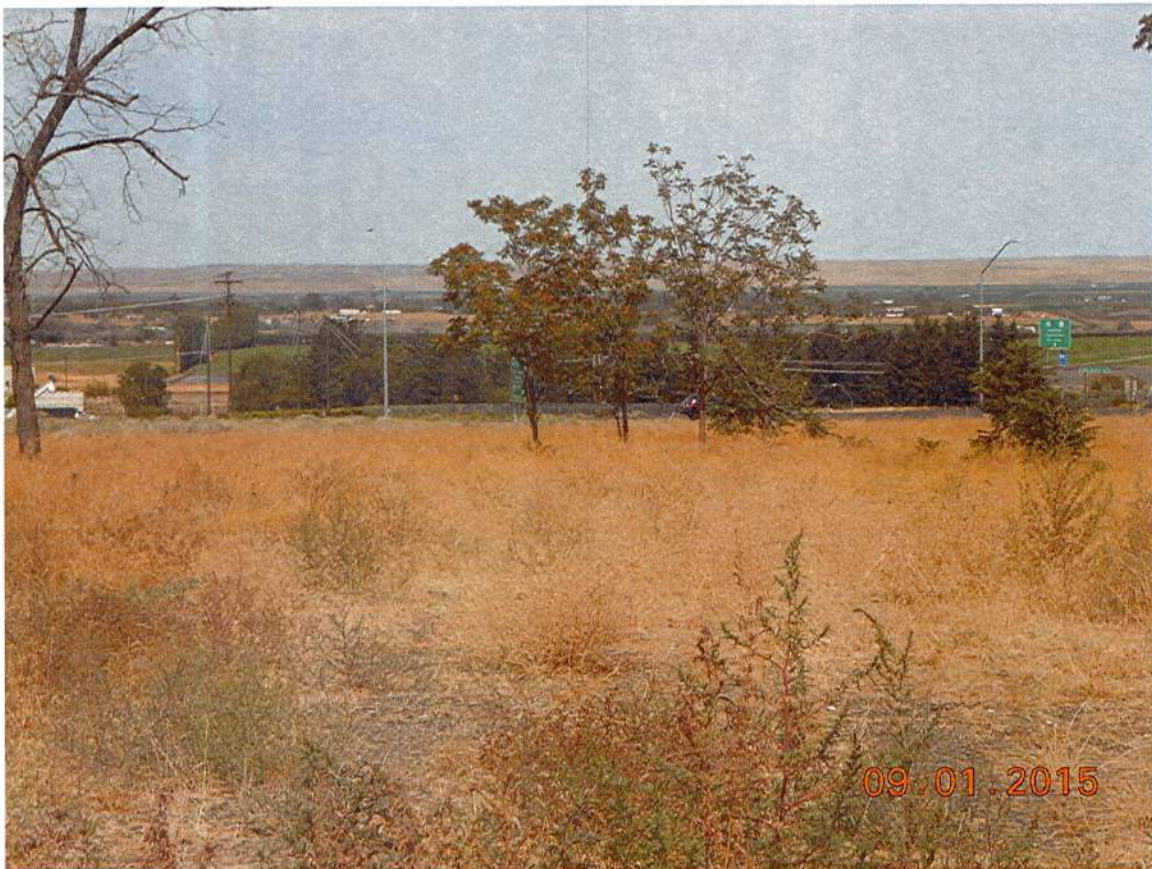


**SALES COMPARISON APPROACH TO VALUE (Cont)**

7)Offering      Owner: Craig D & Marilee N Eerkes \_\_\_\_\_.

Date of Sale:	Offering
Asking Price:	\$1,350,000 or \$7.29/ square foot
Land Area:	4.37 Acres.
Location:	2270 Frontier Road, Prosser, Washington

This is the offering of four vacant parcels of commercially zoned land located north of Frontier Road, east of Hwy 23 and south of Wine Country Road, just south of Desert Wind Winery. The parcels have paved road access, all city utilities and are ready for development. City has indicated some possible development issues. Asking price is ***\$7.29 per square foot.***



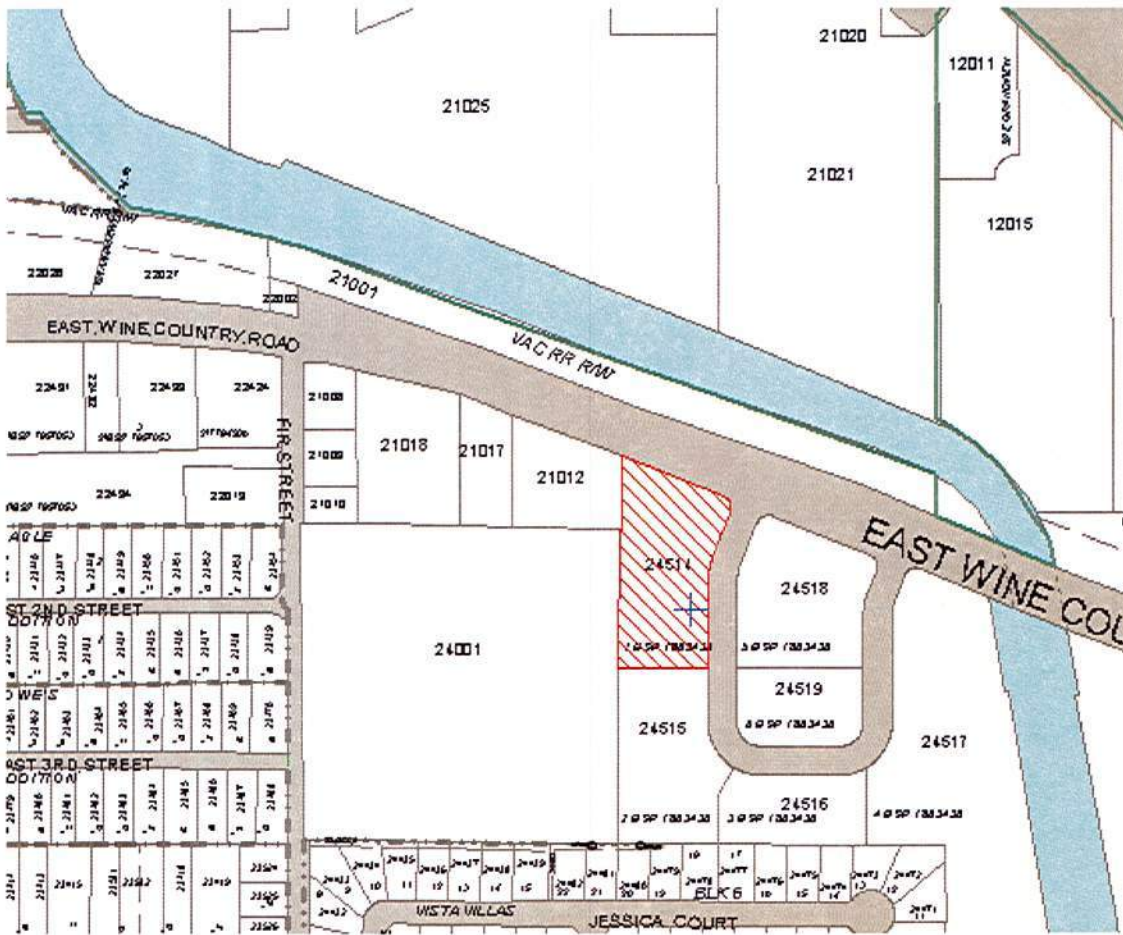


**SALES COMPARISON APPROACH TO VALUE (Cont)**

8) Offerings      Owner: Scantlings LLC

Date of Sale:	Offerings
Asking Price:	\$5.00/ square foot
Land Area:	43,300 to 78,009 sq. ft.
Location:	NKA E. Wine Country Road Grandview, Washington

This is the offering of several various sized commercially zoned parcels which adjoin subject property on the east. The parcels all have paved road access, all city utilities and are ready for development. Property is zoned C-2, has all city utilities and concrete sidewalk and curbs and gutters. Asking price is **\$5.00 per square foot**.



**SALES COMPARISON APPROACH TO VALUE (Cont)**

**Land Sale Adjustment Grid**

Sale No.	Unit Value	Time Adj	Location Adj	Size Adj	Utility	Zoning	Total Adjustments	Adjusted Unit Value
1	\$8.66	03/21 +03%	Good =	1.19 ac -25%	Good =	C-2 =	-22% (\$1.90)	\$6.78/Sq. Ft.
2	\$3.81	10/19 +12%	Good =	2.70 ac -10%	Good =	C-2 =	+02%(\$ .08)	\$3.89/Sq. Ft.
3	\$4.01	04/21 +03%	Good =	1.06 ac -25%	Good =	C-2 =	-22% (\$ .88)	\$3.13/Sq. Ft.
4	\$5.45	10/17 +24%	=	.99ac -25%	Good =	C-2 =	-01% (\$ .05)	\$5.40/Sq. Ft.
5	\$4.89	02/19 +16%	Gd/ =	2.23ac -10%	Good =	C-T =	+06% (\$ .29)	\$5.18/Sq. Ft.
6	\$4.89	08/21 =	Gd/Int =	1.08ac -25%	Good =	C-T =	-25%(\$1.22)	\$3.67/Sq. Ft.
.....								
7) Ask	\$7.29	Present	Good	4.37 ac	Good	C-2		\$7.29/Sq. Ft.
8)Ask	\$5.00	Present	Good	Various	Good	C-2		\$5.00/Sq. Ft.
			<b>Good</b>	<b>6.08 ac</b>	<b>Good</b>	<b>C-2/RM</b>		
			<b>Good</b>	<b>5.77ac</b>	<b>Good</b>	<b>RM</b>		

Three additional Offerings are shown in the Addenda. 1) **875 Wine Country Road** is 1.92 acres of industrial land offered at \$265,000, or **\$3.18 per square foot**. This property has freeway visibility, is located across from Holiday Inn, Starbucks, etc. Property is zoned Light Industrial.

2) **NNA Wine Country Road**. 4.94 acres of commercial land located on the north side of the freeway interchange at Exit 80 & Interstate 82. Zoned Freeway Commercial, this property is offered for \$1,291,118., or **\$6.00 per square foot**.

3) **2236 Frontier Road-Prosser** 4.37 acres of commercially zoned land at Wine Country Road, Hwy 22 and Interstate 82 across street from Port of Benton's Prosser Wine and Food Park. Property is offered for \$1,350,000 or \$7.00 per square foot.

Offerings 2 and 3 are generally similar in size to subject, are in superior locations, and at this point are offerings.

**SALES COMPARISON APPROACH TO VALUE (Cont)**

**Conclusion**

Sales 1, 4 and 5 were used for comparison to *Option 6* and showed a range of value from \$5.18 to \$678 per sq. ft., with a central tendency of about \$5.25 per sq. ft. , and would show as follows:

<b>Option 6 (6.08 ac). @ \$5.25/sq. ft.</b>	=	\$1,390,435
*Plus 10% for water frontage +.53/sq. ft.	=	\$ 140,368
		<b>Rd \$1,531,000</b>

Sales 2, 3 and 4 were used for comparison to *Option 6* and showed a range of value from \$3.13 to \$3.89 per sq. ft., with a central tendency of about \$3.50 per sq. ft. , and would show as follows:

<b>Option 7(5.77 ac) @ \$3.50/sq. ft.</b>	=	\$ 879,694
*Plus 10% for water frontage +.35/sq. ft.	=	\$ 87,969
		<b>Rd \$ 968,000</b>

\*While no sales could be found to confirm an exact amount for water frontage, discussions with the county assessor's office and various realtors, indicated that water frontage was generally considered to be desirable in residential property and could be in commercial developments. The construction development issues with water front properties sometimes outweigh the benefits. There is however felt to be a slight increase in value.

## **ASSUMPTIONS AND LIMITING CONDITIONS**

The appraiser certification that appears in the appraisal report is subject to the following conditions:

1. Total land area was taken from records available. No survey of the property was examined.
2. All dimensions and legal descriptions are assumed to be correct as found through available records or on-the-ground inspection. No guarantee is made as to correct legal description or acreage.
3. No title report was examined. Good title is assumed with no value depreciating encumbrances.
4. No legal questions are considered, such as titles, encumbrances, etc. the property is appraised as though free and clear.
5. All information as found in data furnished is deemed to be reliable. If any errors are found, the right is reserved to modify the conclusions reached.
6. No guarantee is made as to the correctness of estimates or opinions furnished by others and used in making this report.
7. In computing values, figures has usually been rounded off to the nearest significant figure.
8. This appraisal should be used for the purpose stated and should not be used in whole or in part for any other purpose.
9. Where the value of the land and the improvements is shown separately, the value of each is segregated only as an aid to better estimate the value of the whole, and the value shown for either may or may not be its correct fair market value.
10. Employment to make this appraisal does not require testimony in court with reference to the property, unless mutually satisfactory arrangements are made previously.
11. This appraisal is made in conformity with the standards of the Appraisal Institute, of which I am a member.
12. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news sales or other media, without the written consent and approval of the appraiser, particularly as to the valuation conclusions and identify of the appraiser or firm with which he is connected, or any reference to the SRA designation.

### **ASSUMPTIONS AND LIMITING CONDITIONS (Cont.)**

13. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, all attached equipment and fixtures, or structures that would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for the engineering that might be required to discover such factors. Equipment is assumed to be of sufficient capacity and good working order for the property.

14. The appraiser is not aware of any existing hazardous substances on or within the subject land, or any other environmental conditions present that may be of a detrimental nature. The appraiser is not an expert on these items, however; any clearance on environmental items should come from recognized experts.

15. Appraisal fee charged was in no way contingent on the valuation of the property.

### **ENVIRONMENTAL DISCLAIMER:**

The value estimated is based on the assumption that the property is not negatively affected by the hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions that would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

### **HYPOTHETICAL CONDITION**

A condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. It is assumed that the residential portion of the subject property can be re-zoned to commercial.

***EXTRAORDINARY ASSUMPTION:*** an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. ***An assumption is made that the land is free of any environmental hazards such as pesticides, herbicides, etc. . Should this condition exist on subject, it could have a direct effect on the final value conclusion for the subject property***



## APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief,

- the statements of fact contained in this report are true and correct to the best of my knowledge.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not appraised the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation, and with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or loan approval. The employment of the appraiser was not conditioned upon the appraisal producing a specific value or value within a given range.
- the Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic educational certification. I am currently not certified under this program, however, am certified by the State of Washington.
- Steve Korn, SRA made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.



---

Steve Korn, SRA

## **APPRAISERS QUALIFICATIONS**

**NAME:** Steve R. Korn, SRA, RM.

**EDUCATION:** Graduated from Eisenhower High School, Yakima, WA, Class of 1960.  
attended Yakima Valley College and University of Idaho, Moscow, ID.

**EXPERIENCE:** Co-owner of Korn's Appraisal Service with Ralph Korn, MAI, since 1968.  
Licensed Real Estate salesman - State of Washington.

Certified Residential Real Estate Appraiser Washington State Certification  
No. 1700508

Approved as a fee appraiser for the Federal Housing Administration, 1975  
thru 1999, CHUMS #2045

Approved as a fee appraiser for the Veterans Administration, 1976.

Instructor - Residential Real Estate Course, Yakima Valley Community  
College, 1983-1995.

Assistant Regional Member (Region 1) Appraisal Institute, Ethics and  
Counseling Division, 1992-1996.

Appointed to the Real Estate Appraiser Expert Review Appraiser Roster,  
State of Washington, Department of Licensing, 1997 & 2004.

### **REAL ESTATE APPRAISAL COURSES COMPLETED**

Society of Real Estate Appraisers:

SREA-101 - Introduction to Appraising Real Property, 1969.

SREA-201 - Principals of Income Property Appraising, University of Oregon, 1971.

American Institute of Real Estate Appraisers:

AIREA-1A - Fundamentals, MAI Teaching Lab, Chicago, IL, 1971.

### **PROFESSIONAL DESIGNATIONS AND MEMBERSHIPS**

SRA - Society of Real Estate Appraisers, Chapter #181, Yakima, Tri-Cities WA.

RM - American Institute of Real Estate Appraisers, Washington/British Columbia  
Chapter 8, Seattle, WA.

(Organizations merged to Appraisal Institute in 1992).

President, Yakima Chapter 181 SREA, 1979-1981. Vice-President, 1975-1976.

## **APPRAISER QUALIFICATIONS (Steve R. Korn, SRA Cont.)**

Merrill Lynch Relocation Management, Inc., Option One Mortgage, Yakima Federal Savings and Loan, Hansen Quality Loan Services, General American Corporation, Relocation Realty Service Corp., Burlington Northern, Appraisal Enhancement Services, Stars/Cendant Mobility, Coca Cola Co., Home Purchase Corp., Transamerica Relocation Service, Coors Inc., Safeway Inc., John Deere Co., Exxon Co., USA, Dow Chemical, Crown Zellerbach, Employee Transfer Co., MGIC, PHH Homequity, Shearson/American Express Mortgage Co., Del Monte, Washington Mutual Savings Bank, Long Beach Mortgage, Metropolitan Mortgage Corp., GMAC Mortgage Co., New Century Mortgage, DiTech, Chemical Executive Relocation, FNMA, Banner Bank, Norwest Mortgage, Central Valley Bank, Coldwell Banker Relocation, Prudential Relocation Management, Citibank, Interwest Savings Bank, Fremont Investment and Loan, Small Business Administration, Washington State Parks Department, State of Washington, Yakima County Public Works, City of Yakima, City of Toppenish, City of Sunnyside, City of Grandview, City of Selah, West Valley School District, Yakima Valley Community College, Yakima Valley Memorial Hospital, Yakima Regional Medical & Heart Center, Yakima Housing Authority, Yakima Neighborhood Health Services, Yakama Indian Nation, State Farm Insurance Co., Les Schwab Tire Co. corporate office and Wal-Mart corporate office.

Assignments have included: Multi-million dollar residential properties, large multi-family projects, various large open land projects, eminent domain and commercial properties such as office buildings, Medical Centers, retail buildings and strip malls, industrial warehouses, mini storage facilities, mobile home parks, convenience stores, fast food restaurants, automobile dealerships, industrial subdivisions, etc., for various attorneys and individuals.

Have completed appraisals on various special use properties including: Yakima YWCA, Yakima Convention Center, the new Harrah Christian School, three Catholic Credit Union Buildings, numerous churches, and one project for Washington State Parks Department in 1993 which involved an appraisal of ancient Indian burial grounds along the Columbia River.

Have completed extensive review appraisals for: Option One Mortgage, BNC Mortgage, Appraisal Enhancement Services, Lender's Service, Banner Bank, Allstate Appraisal Review, etc.

Qualified as expert witness in Superior Court, Yakima and King Counties., and Washington State Tax Appeal Court - Olympia.

# ADDENDA





# Conceptual Design - Option 3.1

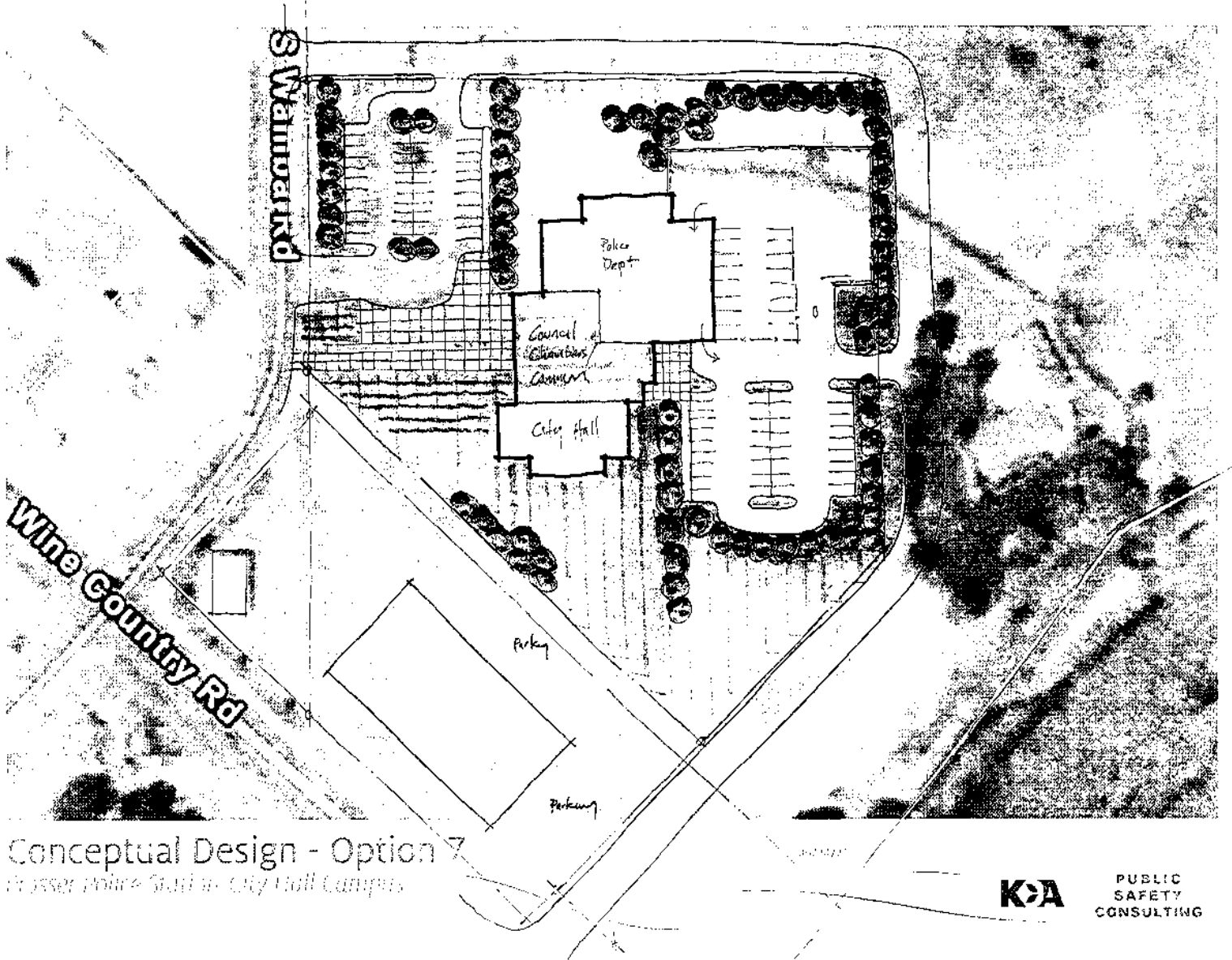
Prosser Police Station-City Hall Campus

06/04/21



PUBLIC SAFETY  
KOA  
CONSULTING





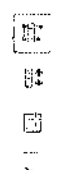
Conceptual Design - Option 7  
Crosser Pointe - 6.01 - City Hall Campus



PUBLIC SAFETY CONSULTING



Part 012: 44-414-1123-29



Acres

Measurement Result

6.06 Acres

Clear

Gulker Center  
2800 S. 1st St.  
Prosser, WA 99350

Les Schwab Tire Center  
1500 W. 1st St.  
Prosser, WA 99350

Brown's Tire Co.  
1500 W. 1st St.  
Prosser, WA 99350

Prosser River Ranch  
1500 W. 1st St.  
Prosser, WA 99350

Yakima River

Yakima River

Yakima River

1500 W. 1st St.  
Prosser, WA 99350



Acres

Measurement Result

5.77 Acres

Clear

Yakima River

Yakima River

Yakima River

Prosser Ave Wambold

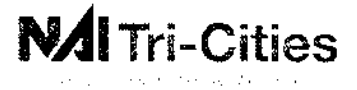
Wambold Rd

Gulley Charles

Les Schmitt Fire Center



Todd Sternfeld  
(509) 539-3998



## 875 Wine Country Rd

1.92 Acres of Commercial Land Offered at \$265,000 in Prosser, WA



### EXECUTIVE SUMMARY

Excellent piece of property with freeway visibility, with easy access on and off the freeway (exit 80). Located across from Love's, with Holiday Inn, Starbucks, McDonalds,

Wineries, and host of other retailers. Excellent location for Truck wash, storage, distribution.

## TAXES & OPERATING EXPENSES (ACTUAL - 2019)

	ANNUAL	ANNUAL PER SF
Taxes	\$1,649	\$0.02
Operating Expenses	-	-
<b>Total Expenses</b>	<b>\$1,649</b>	<b>\$0.02</b>

## PROPERTY FACTS

Price	\$265,000	Property Subtype	Commercial
Sale Type	Owner User	Total Lot Size	1.92 AC
No. Lots	1	Opportunity Zone	No
Property Type	Land		

## 1 LOT AVAILABLE

Lot

Price	\$265,000	Lot Size	1.92 AC
Price Per AC	\$138,021		

## DESCRIPTION

Excellent piece of property with freeway visibility, with easy access on and off the freeway (exit 80). Located across from Love's,

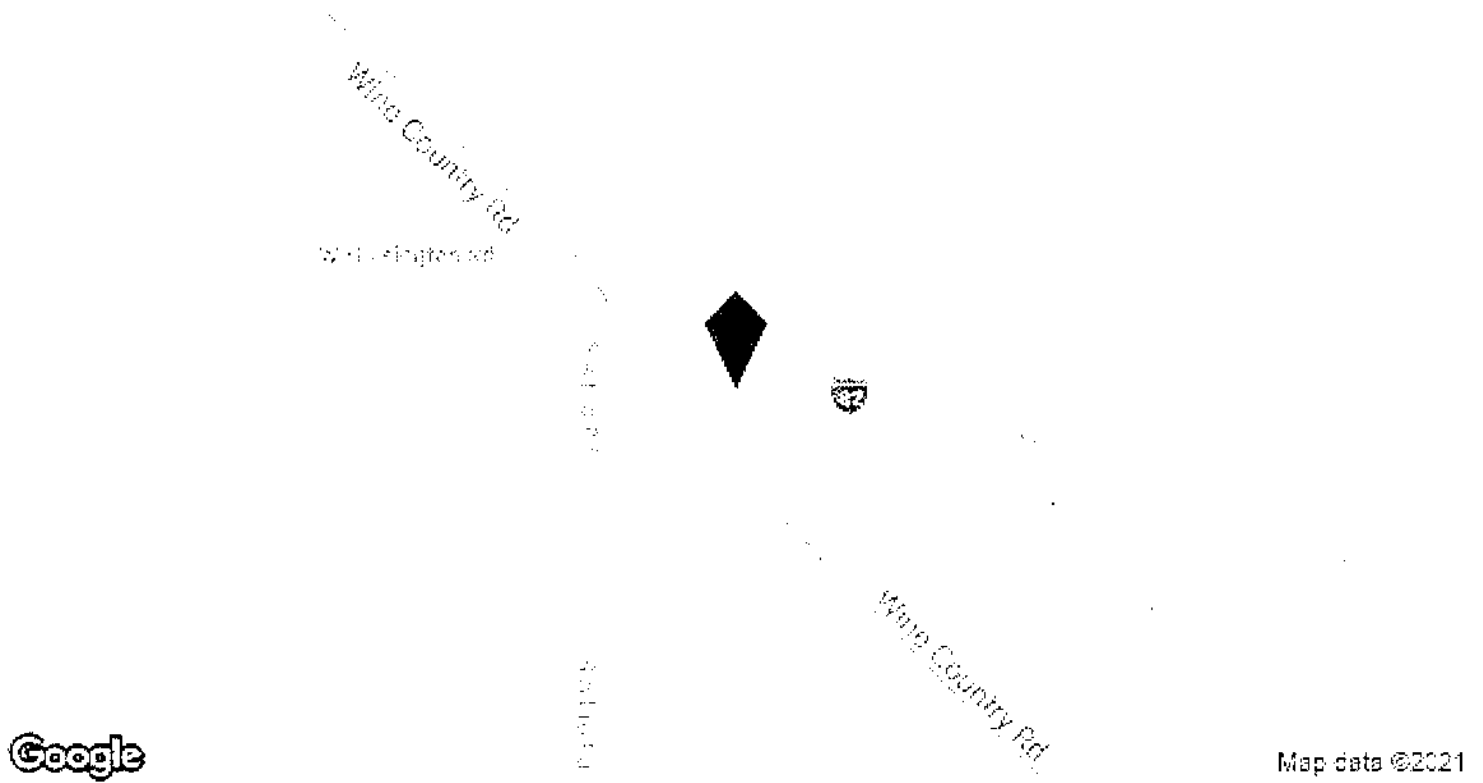
with Holiday Inn, Starbucks, McDonalds, Wineries, and host of other retailers. Excellent location for Truck wash, storage, distribution,

## ZONING

Zoning Code                      **Industrial Light**



# MAP OF 875 WINE COUNTRY RD PROSSER, WA 99350



## ADDITIONAL PHOTOS



1

Listing ID: 18319772

Date Created: 1/27/2020

Last Updated: 10/22/2021



Wes Hodges  
(509) 539-6940



## Wine Country Rd - Prosser Wa Freeway Commercial Lot 2 4.94 Acres of Commercial Land Offered at \$1,291,118 in Prosser, WA



### EXECUTIVE SUMMARY

Amazing and rare opportunity, prime real estate with freeway frontage on Interstate 82 Exit 80 in Prosser, WA (the Heart of Wine Country).

Zoned Freeway Commercial which allows for many uses. 2 lots available. Seller may be willing to short plat or build to suit.

## PROPERTY FACTS

Price	\$1,291,118	Property Subtype	Commercial
Sale Type	Investment	Proposed Use	Commercial
No. Lots	1	Total Lot Size	4.94 AC
Property Type	Land	Opportunity Zone	No

## 1 LOT AVAILABLE

Lot

Price	\$1,291,118	Lot Size	4.94 AC
Price Per AC	\$261,360		

Interstate 82 exit 80 Prosser Wa. Gap Rd and Wine Country Road

## DESCRIPTION

Directly across from brand new Love' s Truck Stop, Holiday Inn Express, WA DOT Rest Area, McDonalds and many other high profile and

professional businesses including numerous Wineries.

## PROPERTY TAXES

Parcel Number	1-3494-100-0022-000	Improvements Assessment	\$0
Land Assessment	\$370,000	Total Assessment	\$370,000

## ZONING

Zoning Code                    **Commercial Freeway**

# ADDITIONAL PHOTOS



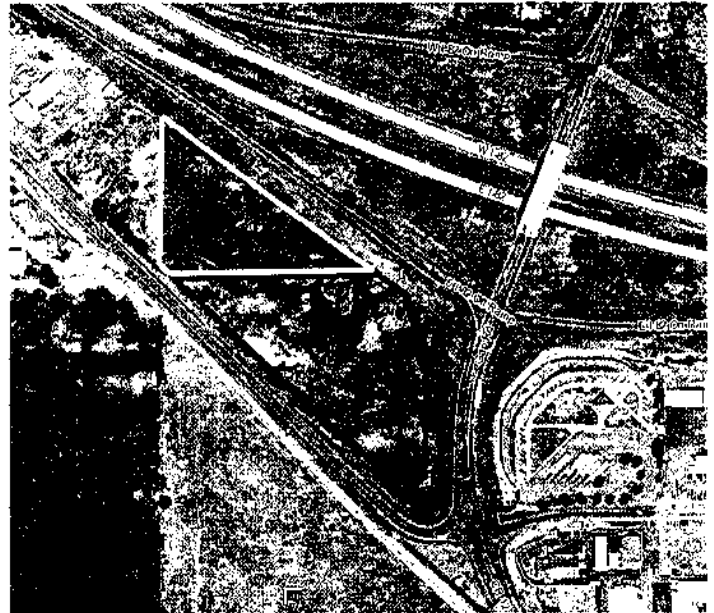
Land Photo



Aerial



Land Photo



Plat Map

Listing ID: 10888485

Date Created: 7/20/2017

Last Updated: 9/17/2021



Rob Ellsworth  
(509) 430-2378



## 2236 Frontier Rd - Prosser Interstate Commercial Land

4.37 Acres of Commercial Land Offered at \$1,350,000 in Prosser, WA



### EXECUTIVE SUMMARY

Prime commercial land for sale at the confluence of Wine Country Road, Hwy 22 and Interstate 82. This property sits adjacent to the exit ramp as well as across the street from

the Port of Benton's Prosser Wine & Food Park. The location is well positioned for a retail user or a prime spot for Truck Stop/Convenience Store.



## PROPERTY FACTS

Price	\$1,350,000	Property Subtype	Commercial
Sale Type	Owner User	Total Lot Size	4.37 AC
No. Lots	1	Opportunity Zone	No
Property Type	Land		

## 1 LOT AVAILABLE

Lot

Price	\$1,350,000	Lot Size	4.37 AC
Price Per AC	\$308,924		

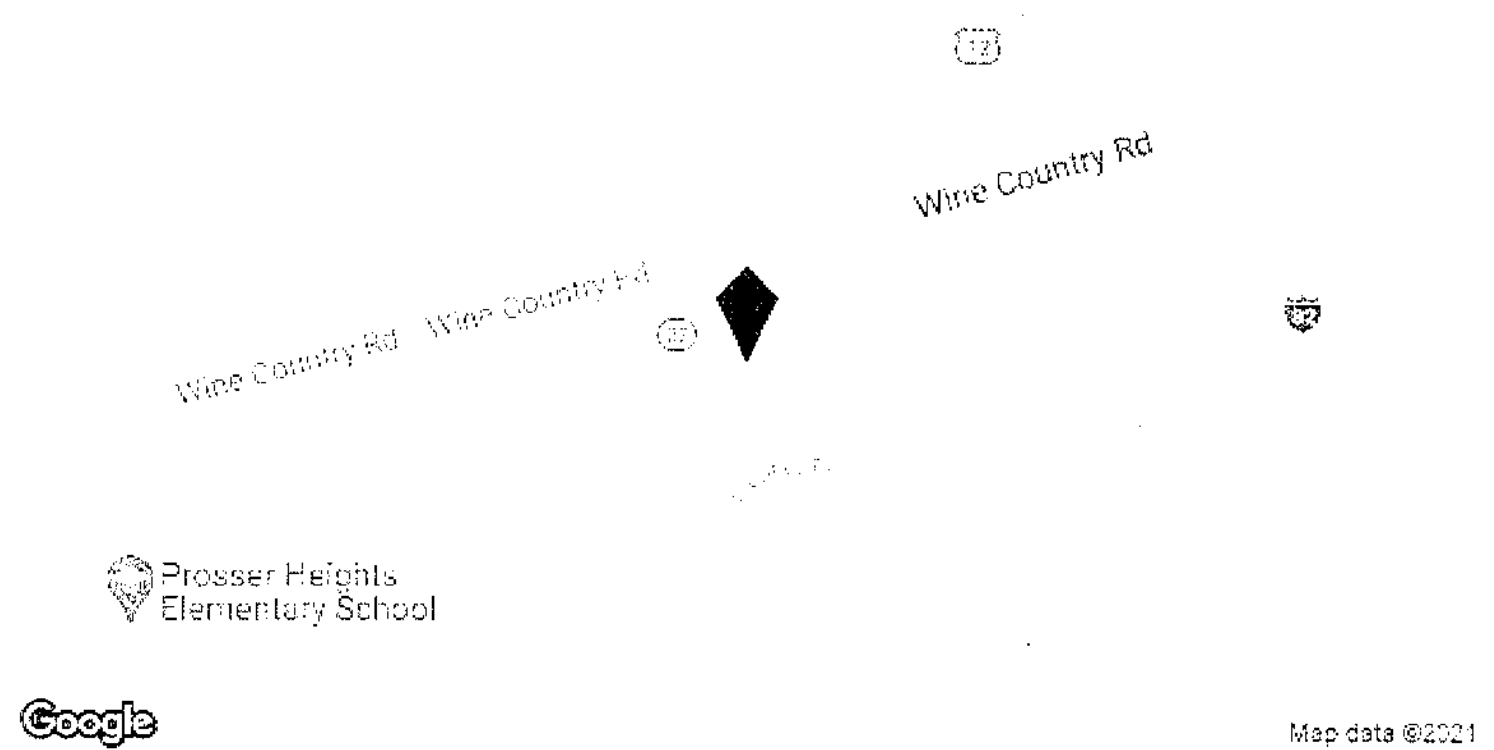
This property sits along Exit 82 along Interstate 82, where Wine Country Road and State Hwy 22 meet. The site has all city services available. It's located next to 14 Winery and adjacent to the Prosser Wine & Food Park.

## DESCRIPTION

Zoning is for C-1 Commercial Retail. City of Prosser also allows for mixed use with that designation and also has indicated the land

could also qualify for it's Agri-Tourism zoning depending on the project.

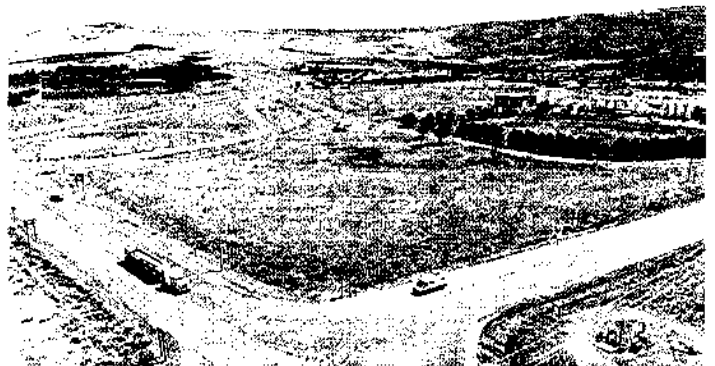
# MAP OF 2236 FRONTIER RD PROSSER, WA 99350



## ADDITIONAL PHOTOS



DJI\_0119



DJI\_0121

Listing ID: 22852222

Date Created: 4/27/2021

Last Updated: 10/18/2021



## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – OTHER CONCEPTUAL SITE OPTIONS**

**8.0E**

#### **APPENDIX CONTENTS**

- E. OTHER CONCEPTUAL SITE OPTIONS FOR SELECTED SITE
  - Conceptual Site Option 1
  - Conceptual Site Option 2
  - Conceptual Site Option 3
  - Conceptual Site Option 3.2
  - Conceptual Site Option 3.3
  - Conceptual Site Option 4
  - Conceptual Site Option 7





### Option Notes:

- 1. Easily accessible from Wine Country Rd.
- 2. Secure parking screened by buildings.
- 3. Combined building for enhanced administration.
- 4. Potential for drive up window.
- 5. Separate entries for differing operational hours.
- 6. River edge reserved for park space.
- 7. Future site development options limited.

# Conceptual Design - Option 1

*Prosser Police Station City Hall*

05/21/21







### Option Notes:

1. Parking is community oriented along Wine Country Rd.
2. Provides City Hall with advantageous river view location. Addresses 'Downtown'.
3. Places secured parking and impound in less traveled/visible location.
4. Less than ideal connection between City Hall and Secure Parking.
5. No drive up payment window at City Hall.

# Conceptual Design - Option 2

Prosser Police Station City Hall

05/21/21







### Option Notes:

1. Addresses downtown through orientation.
2. Presents dynamic building views to Wine Country Rd.
3. Combined building for enhanced administration.
4. Parking is accessible to community.
5. Secured parking and impound is screened by building with its own access.
6. No drive-up window opportunity.
7. River access is reserved for park or future development.

# Conceptual Design - Option 3

Prosser Police Station City Hall

05/21/21







# Conceptual Design - Option 3.2

Prosser Police Station City Hall

01/21/22







# Conceptual Design - Option 3.3

Prosser Police Station City Hall

02/01/22







**Option Notes:**

- 1. Separate buildings to account for potential extended development time line.
- 2. Parking and Buildings visible/accessible from Wine Country Rd.
- 3. City Hall with advantageous river view access.
- 4. Police impound screened from Wine Country Rd.
- 5. Secure Parking for both buildings screened from Wine Country Rd.
- 6. No drive-up window access for City Hall.
- 7. Potential for future development if enough

# Conceptual Design - Option 4

*Prosser Police Station City Hall*

05/21/21



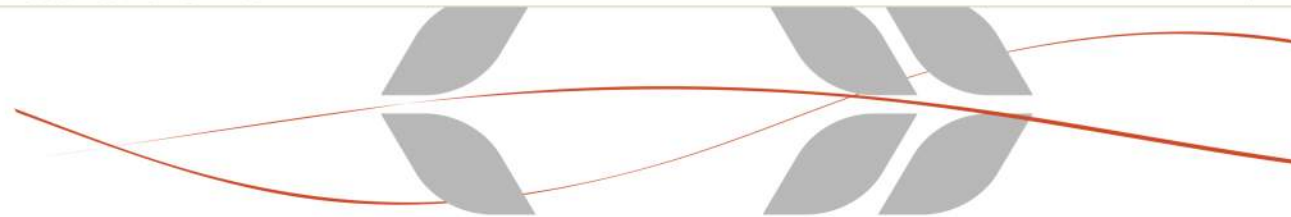




# Conceptual Design - Option 7

Prosser Police Station City Hall

06/24/21







## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – SITE OPTIONS FOR SITE 1, DOWNTOWN SITE**

**8.0F**

#### **APPENDIX CONTENTS**

- F. SITE OPTIONS FOR SITE 1, DOWNTOWN SITE
  - Conceptual Site Option 8
  - Pros and Cons for Conceptual Site Option 7 and 8



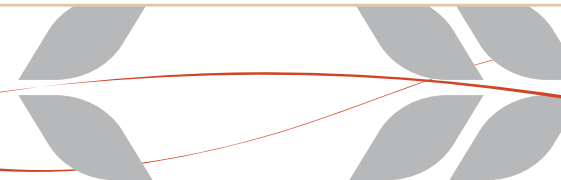
1.14 Acres

\$300,970 Assessed value to acquire non-city owned parcel

# Site Plan - Option 8

*Bennett Ave Campus*

09/08/2021



## OPTION 7 - WINE COUNTRY ROAD "NEW SITE"



### PROS

- SIZE -**  
Size of site
- FLEXIBILITY -**  
Future flexibility for growth
- CENTRAL -**  
Located centrally within the community, especially with where growth is and will be.
- ACCESSIBILITY -**  
Easy access to entire city/community
- PUBLIC -**  
Access to public parking
- LESS UNCERTAINTY -**  
Less unknowns with the site acquisition

### CONS

- COST -**  
Project and site cost
- TAX ROLLS -**  
Removal of land for future development from the tax rolls

## OPTION 8 - BENNETT SITE "DOWNTOWN"



### PROS

- PRESERVATION -**  
Retains Historic Building
- COST -**  
First cost of development
- "DOWNTOWN" -**  
City Hall/Police Station stays "Downtown"
- COMMUNITY SUPPORT -**  
Possibly more community support for bond

### CONS

- HAZARDOUS MATERIALS -**  
Unknowns with site acquisition, demolition of existing building and other possible soil issues
- FUTURE EXPANSION -**  
Police Station worse case because it has limited growth potential, land locked
- CONDUCTIVENESS -**  
Second Floor available for City Hall, which isn't conducive to all departments
- SEPARATE BUILDINGS -**  
City Hall and Police Station in separate buildings

# Site Options - Pros and Cons

Prosser Police Station City Hall

09/29/21





## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – SITE OPTIONS FOR POTENTIAL SITE**

**8.0G**

#### **APPENDIX CONTENTS**

- G. SITE OPTIONS FOR POTENTIAL SITE NOT ORIGINALLY CONSIDERED (WINE VALLEY ROAD ADJACENT)
  - Conceptual Site Option 5
  - Conceptual Site Option 6

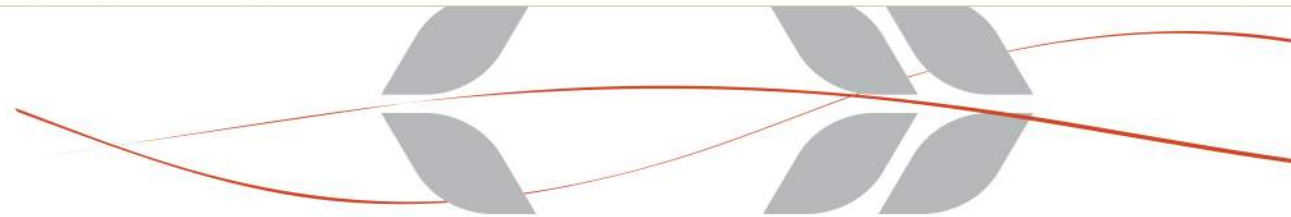




# Conceptual Design - Option 5

*Prosser Police Station City Hall*

06/24/21



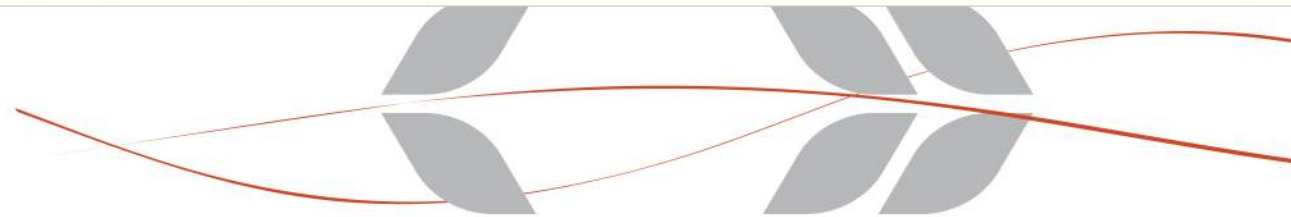




# Conceptual Design - Option 6

*Prosser Police Station City Hall*

06/24/21







## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – COST ESTIMATES**

**8.0H**

#### **APPENDIX CONTENTS**

##### H. COST ESTIMATES

Detailed Estimate for Option 3.1

Detailed Estimate for Option 7 and 8

Site Comparison – Wine Country Road Site and Downtown Site

Site Comparison – Wine Country Road Site Options

Site Comparison – Downtown Sites Narrative

Site Comparison – Downtown Sites

## Construction Cost Summary

Owner: City of Prosser

Project: Prosser Police Station - City Hall Campus Facility



June 24, 2021

## ESTIMATED COSTS SUMMARY

Phase	Description	QTY	UOM	\$ / UOM	Cost
1	Building	39,500	BGSF	\$387.62	\$15,311,102
2	Sitework	303,475	GSF	\$6.65	\$2,018,673
3	General Conditions & Support Services	14	MO	\$46,000	\$644,000
<b>Total Estimated Construction Cost</b>		<b>39,500</b>	<b>BGSF</b>	<b>\$455</b>	<b>\$17,973,775</b>
4	Escalation to Midpoint (Q1, 2023 @ 5%/Year)	8%	on	\$17,973,775	\$1,437,902
<b>Total Escalated Construction Cost</b>		<b>39,500</b>	<b>BGSF</b>	<b>\$491</b>	<b>\$19,411,677</b>

### COMMENTS:

Design, Bid, Build delivery method is assumed

Assumes a Q2, 2022 start and a 14 month schedule

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.



Project Owner: **City of Prosser**

Architect: KDA Architecture

Project Name: **Prosser Police Station - City Hall Campus Facility**

Project Duration: 14 MO

Project Location: Prosser, WA

Building GSF: 39,500

Project Start Date: Q2, 2022

Site GSF: 303,475

Estimate Date: June 24, 2021

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Concrete Work	39,500	BGSF	\$12.90	\$509,724
A20	Basement Construction	39,500	BGSF	\$0.00	\$0
B10	Superstructure	39,500	BGSF	\$52.43	\$2,071,064
B20	Exterior Enclosure	39,500	BGSF	\$36.38	\$1,436,976
B30	Roofing	39,500	BGSF	\$20.22	\$798,508
C10	Interior Construction	39,500	BGSF	\$15.07	\$595,085
C20	Stairs	39,500	BGSF	\$0.00	\$0
C30	Interior Finishes	39,500	BGSF	\$26.73	\$1,055,655
D10	Conveying Systems	39,500	BGSF	\$0.00	\$0
D20	Plumbing	39,500	BGSF	\$15.00	\$592,500
D30	HVAC	39,500	BGSF	\$50.00	\$1,975,000
D40	Fire Protection	39,500	BGSF	\$5.00	\$197,500
D50	Electrical	39,500	BGSF	\$60.00	\$2,370,000
E10	Equipment	39,500	BGSF	\$3.14	\$124,035
E20	Casework & Furnishings	39,500	BGSF	\$5.03	\$198,488
F10	Special Construction	39,500	BGSF	\$0.00	\$0
F20	Selective Demolition	39,500	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$11,924,535</b>
Design Contingency				20.00%	\$2,384,907
Subtotal					\$14,309,442
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$1,001,661
Subtotal					\$15,311,102
Escalation to Mid-Point (See Summary)					\$0
<b>BUILDING GRAND TOTAL</b>		39,500	BGSF	\$387.62	<b>\$15,311,102</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 CONCRETE WORK</b>					
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	672	cy	\$ 20.00	\$13,435
	Footing Drains with Gravel	1,150	lf	\$ 25.00	\$28,750
	<b>Foundations</b>				
	Spread Footings (includes reinforcing)	35	cy	\$ 550.00	\$19,012
	Continuous Footings (includes reinforcing)	157	cy	\$ 500.00	\$78,472
	Perimeter Stem Wall (includes reinforcing)	32	cy	\$ 1,470.00	\$47,639
	Concrete Columns and Plinths				
	Square	2	cy	\$ 2,370.00	\$4,994
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	39,500	sf	\$ 7.50	\$296,250
	<b>Misc. Concrete</b>				
	Set Column Anchor Bolts	32	set	\$ 125.00	\$4,000
	Grout Baseplates	32	ea	\$ 50.00	\$1,600
	<b>Perimeter Insulation / Waterproofing</b>				
	2" Rigid Polystyrene	4,600	sf	\$ 3.00	\$13,800
	Stem Wall Dampproofing	788	sf	\$ 2.25	\$1,772
	<b>SUBTOTAL FOUNDATIONS</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$12.90</b>	<b>\$509,724</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	None				
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural CMU and Masonry</b>				
	8" CMU - Footing	1,950	sf	\$ 30.00	\$58,500
	8" CMU - Inside Walls	9,240	sf	\$ 30.00	\$277,200
	8" CMU - Outside Walls (Split or Ground Face)	7,115	sf	\$ 33.00	\$234,795
	Miscellaneous				
	Rebar	18,305	sf	\$ 2.00	\$36,610
	Wood Bucks	200	sf	\$ 5.00	\$1,000
	2x_ Treated Parapet Plate	975	lf	\$ 4.00	\$3,900
	<b>Structural Steel</b>				
	Vertical Structure				
	HSS Tube Steel Columns	15,645	lbs	\$ 3.00	\$46,934
	Horizontal Structure				
	Structural Framing (9 psf Allowance for Roof)	355,500	lbs	\$ 3.00	\$1,066,500
	Miscellaneous Metals - Allowance	39,500	gsf	\$ 1.00	\$39,500
	<b>Metal Decking</b>				
	Roof Decking	39,500	sf	\$ 4.50	\$177,750
	<b>Fireproofing</b>				
	Structural Steel Fireproofing				

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Sprayed Cementitious Fireproofing	39,500	gsf	\$ 3.25	\$128,375
<b>SUBTOTAL SUPERSTRUCTURE</b>		<b>39,500</b>	<b>BGSF</b>	<b>\$52.43</b>	<b>\$2,071,064</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
<b>Exterior Wall Construction</b>					
	Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, metal studs, R-19 batt insulation, sheathing, 2" rigid insulation, WRB)	7,735	sf	\$ 18.25	\$141,164
<b>Exterior Wall Finish</b>					
	Masonry Veneer				
	Brick Veneer	7,735	sf	\$ 42.00	\$324,870
	Miscellaneous				
	Galvanized Steel Lintels	300	lf	\$ 40.00	\$12,000
	Sill Flashing	300	lf	\$ 12.50	\$3,750
<b>Exterior Soffits</b>					
	Finish to Soffits (Entry and/or Overhangs)	1,040	sf	\$ 30.00	\$31,200
<b>Exterior Windows</b>					
	Storefront / Windows, Standard Clear Anodized with Flashing	1,560	sf	\$ 70.00	\$109,200
	Curtain Wall, Standard Clear Anodized with Flashing	2,340	sf	\$ 110.00	\$257,400
	Premium - Ballastic Colored Glazing (Allowance)	2,340	sf	\$ 200.00	\$468,000
<b>Exterior Doors</b>					
	Storefront Entry Doors, Hardware, per leaf	4	ea	\$ 5,500.00	\$22,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	3	ea	\$ 2,000.00	\$6,000
	Overhead Doors - Coiling				
	Insulated Coiling Door with Motor Operator (10' x 10')	2	ea	\$4,600.00	\$9,200
<b>Exterior Paint &amp; Sealants</b>					
	Masonry Water Repellants	5,650	sf	\$ 1.15	\$6,498
	Anti-Graffiti Coating (up to 8')	9,200	sf	\$ 2.10	\$19,320
	Paint to HM Doors and Frames	3	ea	\$ 175.00	\$525
	Exterior - Control Joints, Caulking and Joint Sealants	39,500	gsf	\$ 0.30	\$11,850
<b>Building Graphics</b>					
	Allowance for Building Signage	1	ls	\$ 10,000.00	\$10,000
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>		<b>39,500</b>	<b>BGSF</b>	<b>\$36.38</b>	<b>\$1,436,976</b>
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
	Membrane Roofing System with Rigid Insulation - 60 Mil	39,515	sf	\$ 18.00	\$711,270
	Membrane Roofing System at Canopies	860	sf	\$ 8.00	\$6,880
<b>Flashing and Sheet Metal</b>					
	Gutters	350	lf	30.00	\$10,500
	Downspouts	9	ea	250.00	\$2,250
	Flashings				
	Fascia Board	980	lf	20.00	\$19,600
	Miscellaneous Roof Flashing and Blocking	5%	on	\$718,150	\$35,908

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>Roof Accessories</b>				
	Walk Pads - Allowance	200	sf	\$ 7.00	\$1,400
	Fall Protection Anchors	8	ea	\$ 750.00	\$6,000
	Access Ladders	1	ea	\$ 3,500.00	\$3,500
	Roof Hatches	1	ea	\$ 1,200.00	\$1,200
	<b>SUBTOTAL ROOFING</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$20.22</b>	<b>\$798,508</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	GWB Partition (GWB - Finish 2 Sides, metal studs, sound batts)	22,960	sf	\$ 10.00	\$229,600
	GWB Furred Wall (GWB - Finish 1 Side, metal studs, insulation)	9,180	sf	\$ 7.00	\$64,260
	GWB Sound Wall (, GWB - sound board 1 Side)	15,400	sf	\$ 3.00	\$46,200
	Fire Caulking at Penetrations	39,500	gsf	\$ 0.25	\$9,875
	Interior - Caulking and Joint Sealants	39,500	gsf	\$ 0.10	\$3,950
	Miscellaneous Carpentry - Allowance	39,500	gsf	\$ 0.50	\$19,750
	<b>Interior Glazing</b>				
	HM Sidelights/Relites with 1/4" tempered glazing	126	sf	\$ 35.00	\$4,410
	Mirror - Fitness Room	100	sf	\$ 20.00	\$2,000
	Security Glazing - Allowance	100	sf	\$ 125.00	\$12,500
	<b>Interior Doors, Frames, Hardware</b>				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	22	ea	\$ 1,800.00	\$39,600
	HM / SCW Dr, HM Frame, Hardware, Complete - Double Door	6	ea	\$ 2,600.00	\$15,600
	Premium for Hardware at Card Readers (Reader Devices included with Electrical)	5	ea	1,200.00	\$6,000
	Premium for Sound Rated Doors - Allowance	10	ea	2,500.00	\$25,000
	Access Doors and Panels - Allowance	39,500	sf	\$ 0.03	\$1,185
	Counter Shutter at Evidence Room - Allowance	1	ea	\$ 5,000.00	\$5,000
	<b>Fittings / Specialties</b>				
101100	Visual Display Specialties				
	Marker Boards (8' x 4')	2	ea	\$ 1,200.00	\$2,400
	Tack Boards (4' x 4')	4	ea	\$ 400.00	\$1,600
101400	Signage (Code and Wayfinding)	39,500	gsf	\$ 0.20	\$7,900
102113	Toilet Compartments (Metal) (Stainless Steel) (Solid Polymer) (P-Lam) (Phenolic)				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	3	stalls	\$ 1,100.00	\$3,300
	Urinal Screens	1	ea	\$ 350.00	\$350
	Operable Partitions				
102233	Folding Panel Partitions	660	sf	\$ 70.00	\$46,200
	Header Support	55	lf	\$ 100.00	\$5,500
102800	Toilet Accessories				
CFCI	Baby Changing Station	1	ea	\$ 750.00	\$750
CFCI	Framed Mirror	2	ea	\$ 150.00	\$300
CFCI	Grab Bars - Large ADA Stall (3 Total: 1 - Vertical, 2- Horizontal)	2	ea	\$ 400.00	\$800
CFCI	Mop and Broom Holder	1	ea	\$ 50.00	\$50
OFCI	Paper Towel Dispenser	4	ea	\$ 25.00	\$100



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
CFCI	Sanitary Napkin Disposal	3	ea	\$ 85.00	\$255
OFCI	Soap Dispenser	4	ea	\$ 25.00	\$100
OFCI	Toilet Paper Dispenser	5	ea	\$ 25.00	\$125
CFCI	Toilet Seat Cover Dispenser	5	ea	\$ 120.00	\$600
CFCI	Trash Receptacle (Floor Standing)	2	ea	\$ 125.00	\$250
105115	Lockers (Metal) (Phenolic)				
Allow	Single Tier	10	ea	\$ 2,000.00	\$20,000
Allow	Double Tier	10	ea	\$ 1,500.00	\$15,000
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	39,500	gsf	\$ 0.05	\$1,975
<b>SUBTOTAL INTERIOR CONSTRUCTION</b>		<b>39,500</b>	<b>BGSF</b>	<b>\$15.07</b>	<b>\$595,085</b>
<b>C20 STAIRS</b>					
	None				
<b>SUBTOTAL STAIRS</b>		<b>39,500</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall Finishes</b>				
	Paint to Walls, Doors, Frames and Miscellaneous	39,500	gsf	\$ 3.00	\$118,500
	Restroom Wall Tile	910	sf	\$ 18.00	\$16,380
	Wainscot - Allowance	1,500	sf	\$ 20.00	\$30,000
	Ballastic Wall Paneling (Police Corridor, Courtroom) - Allowance	3,500	sf	\$ 60.00	\$210,000
	Lobby Feature Wall - Allowance	1,000	sf	\$ 30.00	\$30,000
	Acoustical Wall Panel - Allowance	1,500	sf	\$ 25.00	\$37,500
	Miscellaneous Finish Carpentry Allowance	39,500	gsf	\$ 0.25	\$9,875
	<b>Bases</b>				
	Rubber Base	3,610	lf	\$ 2.00	\$7,220
	Tile Base	130	lf	\$ 18.00	\$2,340
	Epoxy Base	180	lf	\$ 16.00	\$2,880
	Base at Lobby Area - Allowance	140	lf	\$ 20.00	\$2,800
	<b>Floor Finishes</b>				
	Carpet	23,605	sf	\$ 5.00	\$118,025
	Ceramic/Quarry Tile	505	sf	\$ 18.00	\$9,090
	Epoxy Flooring	1,000	sf	\$ 12.00	\$12,000
	Resilient Flooring	2,240	sf	\$ 8.50	\$19,040
	Lobby Flooring - Allowance	2,240	sf	\$ 20.00	\$44,800
	Resilient Athletic Flooring - Rubber Tile	2,080	sf	\$ 16.00	\$33,280
	Sealed Concrete	4,470	sf	\$ 2.00	\$8,940
	Walk-Off Mat	200	sf	\$ 8.00	\$1,600
	Floor Prep / Moisture Vapor Reducer	36,340	sf	\$ 1.00	\$36,340
	<b>Ceiling Finishes</b>				
	ACT Ceiling (2x4) - Standard	25,770	sf	\$ 6.50	\$167,505
	Lobby Ceiling - Allowance	2,360	sf	\$ 40.00	\$94,400
	GWB Ceiling, Painted - Impact Resistant	3,160	sf	\$ 9.00	\$28,440

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	GWB Vertical Soffits - Allowance	300	sf	\$ 15.00	\$4,500
	Exposed Ceiling, Painted	4,080	sf	\$ 2.50	\$10,200
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$26.73</b>	<b>\$1,055,655</b>
<b>D10 CONVEYING SYSTEMS</b>					
	None				
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
	Plumbing				
	Allowance	39,500	gsf	\$ 15.00	\$592,500
	<b>SUBTOTAL PLUMBING</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$592,500</b>
<b>D30 HVAC</b>					
	HVAC				
	Allowance	39,500	gsf	\$ 50.00	\$1,975,000
	<b>SUBTOTAL HVAC</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$1,975,000</b>
<b>D40 FIRE PROTECTION</b>					
	Fire Protection				
	Allowance	39,500	gsf	\$ 5.00	\$197,500
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$197,500</b>
<b>D50 ELECTRICAL</b>					
	Electrical				
	Allowance	39,500	gsf	\$ 60.00	\$2,370,000
	AV, Security, Fire Alarm, Access Control, Phone/Data Equipment, By Owner - EXCLUDED				
	<b>SUBTOTAL ELECTRICAL</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$2,370,000</b>
<b>E10 EQUIPMENT</b>					
112300	<b>Commercial Laundry Equipment</b>				
Allow	Extractor, SS Decontamination Counter, SS Work Counter	1	ls	\$ 30,000.00	\$30,000
113000	<b>Residential Equipment</b>				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Dishwasher	1	ea	\$ 900.00	\$900
	Range	1	ea	\$ 1,200.00	\$1,200
	Range Hood	1	ea	\$ 600.00	\$600

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>Detention Equipment</b>					
	Detention Doors, Frames, Electronic Hardware - Sliding, per leaf	2	ea	\$ 15,000	\$30,000
	Detention Glazing				
	Relites	10	sf	\$ 165.00	\$1,650
	Security Wall Systems	In CMU Walls Above			
	Security Ceiling Systems - Allowance	975	sf	\$ 50.00	\$48,750
	Detention Toilet Equipment				
	Sleeping Rooms				
	Mirrors	2	ea	\$ 200.00	\$400
	TP Dispenser, Soap Dispenser, Etc... - None (integral with detention toilet units)				
	Detention Furnishings				
	Detention Bunk	2	ea	\$ 1,720.00	\$3,440
	Detention Floor Mounted Desk	2	ea	\$ 1,160.00	\$2,320
	Detention Grade Sealants Premium (Area of detention program)	975	sf	\$ 3.00	\$2,925
	<b>SUBTOTAL EQUIPMENT</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$3.14</b>	<b>\$124,035</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Lower and Upper Cabinets - Allowance	100	lf	\$ 350.00	\$35,000
	Council Chambers - Allowance	1	ls	\$ 150,000	\$150,000
	<b>Window Treatment</b>				
	Mini Blinds - Sidelites/Relites	126	sf	\$ 8.00	\$1,008
	Mini Blinds - Exterior Windows	1,560	sf	\$ 8.00	\$12,480
	<b>Moveable Furnishings</b>				
	EXCLUDED				
	<b>SUBTOTAL FURNISHINGS</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$5.03</b>	<b>\$198,488</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	None				
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	None				
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>39,500</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **City of Prosser**  
 Project Name: **Prosser Police Station - City Hall Campus Facility**  
 Project Location: Prosser, WA  
 Start Date: Q2, 2022  
 Estimate Date: June 24, 2021

Architect: KDA Architecture  
 Project Duration: 14 MO  
 Building GSF: 39,500  
 Site GSF: 303,475

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	303,475	gsf	\$0.48	\$144,700
G20	Site Improvements	303,475	gsf	\$3.26	\$990,500
G30	Site Civil / Mech Utilities	303,475	gsf	\$0.96	\$291,975
G40	Site Electrical Utilities	303,475	gsf	\$0.48	\$145,000
G50	Other Site Construction	303,475	gsf	\$0.00	\$0
<b>Sitework Subtotal</b>					<b>\$1,572,175</b>
Design Contingency				20.00%	\$314,435
Subtotal					\$1,886,610
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$132,063
Subtotal					\$2,018,673
Escalation to Mid-Point (See Summary)				0.00%	\$0
<b>SITE GRAND TOTAL</b>		303,475	BGSF	\$6.65	<b>\$2,018,673</b>
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G10 SITE PREPARATON</b>					
	<b>Estimate per HLA dated 6-23-21</b>				
	<b>Mobilization</b>	1	ls	65,700.00	\$65,700
	<b>Site Demolition &amp; Relocation</b>				
	Demo Utilities - Structures	1	ls	7,500.00	\$7,500
	<b>Site Earthwork</b>				
	Maintenance and Protection of Traffic	1	ls	2,500.00	\$2,500
	SPCC Plan	1	ls	2,500.00	\$2,500
	Erosion/Water Pollution Plan	1	ls	7,500.00	\$7,500
	Clear and Grub	1	ls	15,000.00	\$15,000
	Excavation	2,000	cy	22.00	\$44,000
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	<b>Hazardous Waste Remediation</b>				
	None Included				
	<b>SUBTOTAL SITE PREPARATON</b>	<b>303,475</b>	<b>SGA</b>	<b>\$0.48</b>	<b>\$144,700</b>
<b>G20 SITE IMPROVEMENTS</b>					
	<b>Asphalt Paving (Base Courses Included)</b>				
	Parking Lot HMA	1,200	tn	100.00	\$120,000
	Parking Lot Crushed Surfacing Base Course	3,000	tn	26.00	\$78,000
	<b>Concrete Site Work (Base Courses Included)</b>				
	Planter Curb	2,000	lf	20.00	\$40,000
	Concrete Sidewalk	800	sy	45.00	\$36,000
	Concrete Ramp	3	ea	1,500.00	\$4,500
	<b>Pavement Markings/Site Signage</b>				
	Pavement Markings	1	ls	7,500.00	\$7,500
	<b>Site Development</b>				
	Fountain/Pool - Allowance	1	ls	20,000.00	\$20,000
	Flagpole	3	ea	3,500.00	\$10,500
	<b>Landscaping/Irrigation</b>				
	Landscape/Irrigation - Allowance	180,000	sf	3.50	\$630,000
	Trees	88	ea	500.00	\$44,000
	<b>SUBTOTAL SITE IMPROVEMENTS</b>	<b>303,475</b>	<b>SGA</b>	<b>\$3.26</b>	<b>\$990,500</b>
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>					
	<b>Water Service</b>				
	Water/Fire Line, 8" Ductile Iron (includes trench, bedding and backfill)	750	lf	\$ 60.00	\$45,000
	8" Gate Valve	2	ea	\$ 2,200.00	\$4,400
	Water/Fire Line, 6" Ductile Iron (includes trench, bedding and backfill)	100	lf	\$ 75.00	\$7,500
	6" Gate Valve	1	ea	\$ 1,800.00	\$1,800
	Water Meter	2	ea	\$ 5,000.00	\$10,000

<b>DETAILED ESTIMATE</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	Water Service	2	ea	1,500.00	\$3,000
	Testing Water Main	850	lf	\$ 1.50	\$1,275
	Tapping Sleeve and 8" Valve	2	ea	\$ 8,000.00	\$16,000
	Hydrant Assembly	3	ea	\$ 5,000.00	\$15,000
<b>Sanitary Sewer Systems</b>					
	Main Sewer, 8" PVC (includes trench, bedding and backfill)	250	lf	\$ 60.00	\$15,000
	Side Sewer, 6" PVC (includes trench, bedding and backfill)	300	lf	\$ 50.00	\$15,000
	Cleanouts	4	ea	\$ 500.00	\$2,000
	Manhole	1	ea	\$ 4,000.00	\$4,000
	Pool Drain System Treatment	1	ea	\$ 15,000.00	\$15,000
<b>Storm Drainage</b>					
	Drain Line, 12" PVC (includes trench, bedding and backfill)	200	lf	\$ 40.00	\$8,000
	Drain Line, 8" PVC (includes trench, bedding and backfill)	500	lf	\$ 38.00	\$19,000
	Cleanouts	4	ea	\$ 500.00	\$2,000
	Catch Basin - Type 1	10	ea	\$ 1,500.00	\$15,000
	Catch Basin - Type 2	4	ea	\$ 3,500.00	\$14,000
	Storm Drainage Manhole	3	ea	\$ 9,000.00	\$27,000
	Drain Rock Envelope	300	lf	140.00	\$42,000
	Drainage Swales	5	ea	2,000.00	\$10,000
<b>SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES</b>		<b>303,475</b>	<b>SGA</b>	<b>\$0.96</b>	<b>\$291,975</b>
<b>G40 SITE ELECTRICAL UTILITIES</b>					
<b>Electrical and Telecom Utilities</b>					
	Allowance	39,500	gsf	\$ 2.00	\$79,000
<b>Exterior Lighting</b>					
	Light Poles with Bases (includes trench, conduit and backfill)	12	ea	\$ 4,500.00	\$54,000
	Monument Sign Lighting (includes trench, conduit and backfill)	1	ea	\$ 3,000.00	\$3,000
	Flagpole Lighting (includes trench, conduit and backfill)	3	ea	\$ 3,000.00	\$9,000
<b>SUBTOTAL SITE ELECTRICAL UTILITIES</b>		<b>303,475</b>	<b>SGA</b>	<b>\$0.48</b>	<b>\$145,000</b>
<b>G50 OTHER SITE CONSTRUCTION</b>					
<b>None</b>					
<b>SUBTOTAL OTHER SITE CONSTRUCTION</b>		<b>303,475</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
<b>General Conditions</b>					
See Summary					
<b>SUBTOTAL GENERAL REQUIREMENTS</b>		<b>303,475</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>

**MEMO**

**TO:** Dennis Dean  
KDA Architecture

**FROM:** Chris Collins  
Roen Associates

**SUBJECT:** Prosser Police Station/City Hall/Council Chambers  
Pre-Design Cost Estimate – Version 2

**DATE:** August 26, 2021, Revised

We are pleased to provide the attached draft construction cost estimate for the Prosser Police/City Hall located in Prosser, Washington. The following are a list of qualifications and assumptions that were used to prepare the estimate.

- Estimate excludes soft costs such as design fees, permits, testing/inspection, construction change order contingencies, loose fixtures/furnishings, and sales tax.
- Job costs (General Conditions) for project duration for the campus estimate of 14 months are included in this estimate. 12-month durations each are factored in for the Bennett Avenue work.
- Design contingency has been included at 20%.
- Project escalation to mid-point of Quarter 1, 2023 is included at 8%.
- HVAC, plumbing, fire sprinkler and electrical budget allowances have been provided by Roen's.
- Civil and landscape estimates have provided by the Architect's design consultants.
- Pricing is as follows: The Campus on the new site, the new police station on Bennett Avenue, and remodel of the existing city hall. Also, included are two alternates for an addition to the Bennett Avenue police station and relocation of the council chambers in the existing city hall.
- Combined the existing city hall work with the new police station on Bennett Avenue per email request dated 8-26-21.

Thank you for the opportunity to work with you on this project. Please review and call if you have any questions. We will remove the draft stamp and submit the final estimate once any agreed to adjustments have been made.

## Construction Cost Summary



Owner: **City of Prosser**

Project: **Prosser Police Station - City Hall Campus Facility**

8/26/2021 Revised

### ESTIMATED COSTS SUMMARY

Phase	Description	QTY	UOM	\$ / UOM	Cost
1	Police Station/City Hall Campus (Reduced)	28,200	BGSF	\$403.43	\$11,376,603
2	Site Option <del>3-2</del> 7	292,580	GSF	\$10.21	\$2,987,292
3	General Conditions & Support Services	14	MO	\$47,000	\$658,000
<b>Total Estimated Construction Cost</b>		<b>28,200</b>	<b>BGSF</b>	<b>\$533</b>	<b>\$15,021,895</b>
4	Escalation to Midpoint (Q1, 2023 @ 5%/Year)	8%	on	\$15,021,895	\$1,201,752
<b>Total Escalated Construction Cost</b>		<b>28,200</b>	<b>BGSF</b>	<b>\$575</b>	<b>\$16,223,647</b>
1	New Police Station/Existing City Hall Remodel	30,690	BGSF	\$380.60	\$11,680,657
2	Site 1 - Option 8	30,000	GSF	\$39.24	\$1,177,153
3	General Conditions & Support Services	18	MO	\$45,000	\$810,000
<b>Total Estimated Construction Cost</b>		<b>30,690</b>	<b>BGSF</b>	<b>\$445</b>	<b>\$13,667,810</b>
4	Escalation to Midpoint (Q1, 2023 @ 5%/Year)	8%	on	\$13,667,810	\$1,093,425
<b>Total Escalated Construction Cost</b>		<b>30,690</b>	<b>BGSF</b>	<b>\$481</b>	<b>\$14,761,235</b>

#### ADD ALTERNATES

Alternate 01 - Add Squad Car to Bennett Avenue Police Station

**\$530,815**

Alternate 02 - City Hall Second Floor Work

**\$324,758**

#### COMMENTS:

Design, Bid, Build delivery method is assumed

Assumes a Q2, 2022 start and a 14 month schedule

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.



Project Owner:	<b>City of Prosser</b>	Architect:	KDA Architecture
Project Name:	<b>Prosser Police Station - City Hall Campus Facility</b>	Project Duration:	14 MO
Project Location:	Prosser, WA	Building GSF:	28,200
Project Start Date:	Q2, 2022	Site GSF:	292,580
Estimate Date:	8/26/2021 Revised		

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Concrete Work	28,200	BGSF	\$12.60	\$355,398
A20	Basement Construction	28,200	BGSF	\$0.00	\$0
B10	Superstructure	28,200	BGSF	\$47.24	\$1,332,152
B20	Exterior Enclosure	28,200	BGSF	\$42.94	\$1,210,954
B30	Roofing	28,200	BGSF	\$20.53	\$578,950
C10	Interior Construction	28,200	BGSF	\$16.86	\$475,376
C20	Stairs	28,200	BGSF	\$0.00	\$0
C30	Interior Finishes	28,200	BGSF	\$26.73	\$753,785
D10	Conveying Systems	28,200	BGSF	\$0.00	\$0
D20	Plumbing	28,200	BGSF	\$15.00	\$423,000
D30	HVAC	28,200	BGSF	\$50.00	\$1,410,000
D40	Fire Protection	28,200	BGSF	\$5.00	\$141,000
D50	Electrical	28,200	BGSF	\$60.00	\$1,692,000
E10	Equipment	28,200	BGSF	\$2.96	\$83,360
E20	Casework & Furnishings	28,200	BGSF	\$5.77	\$162,664
F10	Special Construction	28,200	BGSF	\$0.00	\$0
F20	Selective Demolition	28,200	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$8,618,639</b>
Design Contingency				20.00%	\$1,723,728
Subtotal					\$10,342,367
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				10.00%	\$1,034,237
Subtotal					\$11,376,603
Escalation to Mid-Point (See Summary)					\$0
<b>BUILDING GRAND TOTAL</b>		28,200	BGSF	\$403.43	<b>\$11,376,603</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 CONCRETE WORK</b>					
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	487	cy	\$ 20.00	\$9,744
	Footing Drains with Gravel	815	lf	\$ 25.00	\$20,375
	<b>Foundations</b>				
	Spread Footings (includes reinforcing)	22	cy	\$ 560.00	\$12,099
	Continuous Footings (includes reinforcing)	84	cy	\$ 500.00	\$42,222
	Perimeter Stem Wall (includes reinforcing)	25	cy	\$ 1,480.00	\$36,543
	Concrete Columns and Plinths				
	Square	1	cy	\$ 2,390.00	\$3,147
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	28,200	sf	\$ 7.60	\$214,320
	<b>Misc. Concrete</b>				
	Set Column Anchor Bolts	20	set	\$ 125.00	\$2,500
	Grout Baseplates	20	ea	\$ 50.00	\$1,000
	<b>Perimeter Insulation / Waterproofing</b>				
	2" Rigid Polystyrene	3,260	sf	\$ 3.00	\$9,780
	Stem Wall Dampproofing	1,630	sf	\$ 2.25	\$3,668
	<b>SUBTOTAL FOUNDATIONS</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$12.60</b>	<b>\$355,398</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>None</b>				
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural CMU and Masonry</b>				
	8" CMU - Footing	1,630	sf	\$ 30.00	\$48,900
	8" CMU - Inside Walls	7,200	sf	\$ 30.00	\$216,000
	Miscellaneous				
	Rebar	8,830	sf	\$ 2.00	\$17,660
	<b>Structural Steel</b>				
	Vertical Structure				
	HSS Tube Steel Columns	9,614	lbs	\$ 3.00	\$28,842
	Horizontal Structure				
	Structural Framing (9 psf Allowance for Roof)	257,400	lbs	\$ 3.00	\$772,200
	Miscellaneous Metals - Allowance	28,200	gsf	\$ 1.00	\$28,200
	<b>Metal Decking</b>				
	Roof Decking	28,600	sf	\$ 4.50	\$128,700
	<b>Fireproofing</b>				
	Structural Steel Fireproofing				

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Sprayed Cementitious Fireproofing	28,200	gsf	\$ 3.25	\$91,650
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$47.24</b>	<b>\$1,332,152</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
At Brick & Metal	Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, metal studs, R-21 batt insulation, sheathing, 2" rigid insulation, WRB)	6,200	sf	\$ 18.25	\$113,150
	<b>Exterior Wall Finish</b>				
	8" CMU - Outside Walls (Split or Ground Face)	7,470	sf	\$ 33.00	\$246,510
	Miscellaneous				
	Rebar	7,470	sf	\$ 2.00	\$14,940
	Wood Bucks	200	sf	\$ 5.00	\$1,000
	2x_ Treated Parapet Plate	815	lf	\$ 4.00	\$3,260
	Masonry Veneer				
80%	Brick Veneer	4,960	sf	\$ 42.00	\$208,320
	Miscellaneous				
	Galvanized Steel Lintels	300	lf	\$ 40.00	\$12,000
	Sill Flashing	300	lf	\$ 20.00	\$6,000
	Metal Panels				
20%	Corrugated Metal Panel (Attach to sheathing) with vapor barrier	1,240	sf	\$ 25.00	\$31,000
	<b>Exterior Soffits</b>				
	Finish to Soffits (Entry and/or Overhangs)	860	sf	\$ 30.00	\$25,800
	<b>Exterior Windows</b>				
	Storefront / Windows, Standard Clear Anodized with Flashing	1,110	sf	\$ 70.00	\$77,700
	Curtain Wall, Standard Clear Anodized with Flashing	1,260	sf	\$ 110.00	\$138,600
	Premium - Ballastic Colored Glazing (Allowance)	1,260	sf	\$ 200.00	\$252,000
	<b>Exterior Doors</b>				
	Storefront Entry Doors, Hardware, per leaf	4	ea	\$ 5,500.00	\$22,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	3	ea	\$ 2,000.00	\$6,000
	Overhead Doors - Coiling				
	Insulated Coiling Door with Motor Operator (10' x 10')	2	ea	\$4,600.00	\$9,200
	<b>Exterior Paint &amp; Sealants</b>				
	Masonry Water Repellants	5,910	sf	\$ 1.15	\$6,797
	Anti-Graffiti Coating (up to 8')	6,520	sf	\$ 2.10	\$13,692
	Paint to HM Doors and Frames	3	ea	\$ 175.00	\$525
	Exterior - Control Joints, Caulking and Joint Sealants	28,200	gsf	\$ 0.30	\$8,460
	<b>Building Graphics</b>				
	Allowance for Building Signage	1	ls	\$ 10,000.00	\$10,000
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$42.94</b>	<b>\$1,210,954</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Membrane Roofing System with Rigid Insulation - 60 Mil	28,600	sf	\$ 18.00	\$514,800
	Membrane Roofing System at Canopies	400	sf	\$ 8.00	\$3,200

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>Flashing and Sheet Metal</b>				
	Gutters	250	lf	30.00	\$7,500
	Downspouts	7	ea	250.00	\$1,750
	Flashings				
	Fascia Board	760	lf	20.00	\$15,200
	Miscellaneous Roof Flashing and Blocking	5%	on	\$518,000	\$25,900
	<b>Roof Accessories</b>				
	Walk Pads - Allowance	200	sf	\$ 7.00	\$1,400
	Fall Protection Anchors	6	ea	\$ 750.00	\$4,500
	Access Ladders	1	ea	\$ 3,500.00	\$3,500
	Roof Hatches	1	ea	\$ 1,200.00	\$1,200
	<b>SUBTOTAL ROOFING</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$20.53</b>	<b>\$578,950</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	GWB Partition (GWB - Finish 2 Sides, metal studs, sound batts)	17,280	sf	\$ 10.00	\$172,800
At CMU	GWB Furred Wall (GWB - Finish 1 Side, metal studs, insulation)	7,200	sf	\$ 7.00	\$50,400
	GWB Sound Wall (, GWB - sound board 1 Side)	12,000	sf	\$ 3.00	\$36,000
	Fire Caulking at Penetrations	28,200	gsf	\$ 0.25	\$7,050
	Interior - Caulking and Joint Sealants	28,200	gsf	\$ 0.10	\$2,820
	Miscellaneous Carpentry - Allowance	28,200	gsf	\$ 0.50	\$14,100
	<b>Interior Glazing</b>				
	HM Sidelights/Relites with 1/4" tempered glazing	98	sf	\$ 35.00	\$3,430
	Mirror - Fitness Room	100	sf	\$ 20.00	\$2,000
	Security Glazing - Allowance	100	sf	\$ 125.00	\$12,500
	<b>Interior Doors, Frames, Hardware</b>				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	18	ea	\$ 1,800.00	\$32,400
	HM / SCW Dr, HM Frame, Hardware, Complete - Double Door	5	ea	\$ 2,600.00	\$13,000
	Premium for Hardware at Card Readers (Reader Devices included with Electrical)	4	ea	1,200.00	\$4,800
	Premium for Sound Rated Doors - Allowance	10	ea	2,500.00	\$25,000
	Access Doors and Panels - Allowance	28,200	sf	\$ 0.03	\$846
	Counter Shutter at Evidence Room - Allowance	1	ea	\$ 5,000.00	\$5,000
	<b>Fittings / Specialties</b>				
101100	Visual Display Specialties				
	Marker Boards (8' x 4')	2	ea	\$ 1,200.00	\$2,400
	Tack Boards (4' x 4')	4	ea	\$ 400.00	\$1,600
101400	Signage (Code and Wayfinding)	28,200	gsf	\$ 0.20	\$5,640
102113	Toilet Compartments (Metal) (Stainless Steel) (Solid Polymer) (P-Lam) (Phenolic)				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	3	stalls	\$ 1,100.00	\$3,300
	Urinal Screens	1	ea	\$ 350.00	\$350
	Operable Partitions				
102233	Folding Panel Partitions	480	sf	\$ 70.00	\$33,600
	Header Support	40	lf	\$ 100.00	\$4,000



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
102800	Toilet Accessories				
CFCI	Baby Changing Station	1	ea	\$ 750.00	\$750
CFCI	Framed Mirror	2	ea	\$ 150.00	\$300
CFCI	Grab Bars - Large ADA Stall (3 Total: 1 - Vertical, 2- Horizontal)	2	ea	\$ 400.00	\$800
CFCI	Mop and Broom Holder	1	ea	\$ 50.00	\$50
OFCI	Paper Towel Dispenser	4	ea	\$ 25.00	\$100
CFCI	Sanitary Napkin Disposal	3	ea	\$ 85.00	\$255
OFCI	Soap Dispenser	4	ea	\$ 25.00	\$100
OFCI	Toilet Paper Dispenser	5	ea	\$ 25.00	\$125
CFCI	Toilet Seat Cover Dispenser	5	ea	\$ 120.00	\$600
CFCI	Trash Receptacle (Floor Standing)	2	ea	\$ 125.00	\$250
105115	Lockers (Metal) (Phenolic)				
Allow	Single Tier	10	ea	\$ 2,000.00	\$20,000
Allow	Double Tier	10	ea	\$ 1,500.00	\$15,000
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	28,200	gsf	\$ 0.05	\$1,410
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$16.86</b>	<b>\$475,376</b>
<b>C20 STAIRS</b>					
	None				
	<b>SUBTOTAL STAIRS</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall Finishes</b>				
	Paint to Walls, Doors, Frames and Miscellaneous	28,200	gsf	\$ 3.00	\$84,600
	Restroom Wall Tile	910	sf	\$ 18.00	\$16,380
	Wainscot - Allowance	1,200	sf	\$ 20.00	\$24,000
	Ballastic Wall Paneling (Police Corridor, Courtroom) - Allowance	2,500	sf	\$ 60.00	\$150,000
	Lobby Feature Wall - Allowance	600	sf	\$ 30.00	\$18,000
	Acoustical Wall Panel - Allowance	1,200	sf	\$ 25.00	\$30,000
	Miscellaneous Finish Carpentry Allowance	28,200	gsf	\$ 0.25	\$7,050
	<b>Bases</b>				
	Rubber Base	2,800	lf	\$ 2.00	\$5,600
	Tile Base	130	lf	\$ 18.00	\$2,340
	Epoxy Base	80	lf	\$ 16.00	\$1,280
	Base at Lobby Area - Allowance	100	lf	\$ 20.00	\$2,000
	<b>Floor Finishes</b>				
	Carpet	16,800	sf	\$ 5.00	\$84,000
	Ceramic/Quarry Tile	505	sf	\$ 18.00	\$9,090
	Epoxy Flooring	1,000	sf	\$ 12.00	\$12,000
	Resilient Flooring	1,600	sf	\$ 8.50	\$13,600
	Lobby Flooring - Allowance	1,200	sf	\$ 20.00	\$24,000
	Resilient Athletic Flooring - Rubber Tile	1,400	sf	\$ 16.00	\$22,400
	Sealed Concrete	3,100	sf	\$ 2.00	\$6,200
	Walk-Off Mat	200	sf	\$ 8.00	\$1,600

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Floor Prep / Moisture Vapor Reducer	25,805	sf	\$ 1.00	\$25,805
	<b>Ceiling Finishes</b>				
	ACT Ceiling (2x4) - Standard	18,400	sf	\$ 6.50	\$119,600
	Lobby Ceiling - Allowance	1,400	sf	\$ 40.00	\$56,000
	GWB Ceiling, Painted - Impact Resistant	2,860	sf	\$ 9.00	\$25,740
	GWB Vertical Soffits - Allowance	300	sf	\$ 15.00	\$4,500
	Exposed Ceiling, Painted	3,200	sf	\$ 2.50	\$8,000
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$26.73</b>	<b>\$753,785</b>
<b>D10 CONVEYING SYSTEMS</b>					
	None				
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
	Plumbing				
	Allowance	28,200	gsf	\$ 15.00	\$423,000
	<b>SUBTOTAL PLUMBING</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$423,000</b>
<b>D30 HVAC</b>					
	HVAC				
	Allowance	28,200	gsf	\$ 50.00	\$1,410,000
	<b>SUBTOTAL HVAC</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$1,410,000</b>
<b>D40 FIRE PROTECTION</b>					
	Fire Protection				
	Allowance	28,200	gsf	\$ 5.00	\$141,000
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$141,000</b>
<b>D50 ELECTRICAL</b>					
	Electrical				
	Allowance	28,200	gsf	\$ 60.00	\$1,692,000
	AV, Security, Fire Alarm, Access Control, Phone/Data Equipment, By Owner - EXCLUDED				
	<b>SUBTOTAL ELECTRICAL</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$1,692,000</b>
<b>E10 EQUIPMENT</b>					
112300	<b>Commercial Laundry Equipment</b>				
Allow	Extractor, SS Decontamination Counter, SS Work Counter	1	ls	\$ 30,000.00	\$30,000
113000	<b>Residential Equipment</b>				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Dishwasher	1	ea	\$ 900.00	\$900
	Range	1	ea	\$ 1,200.00	\$1,200
	Range Hood	1	ea	\$ 600.00	\$600
	Coffee Maker	1	ea	\$ 400.00	\$400
	<b>Detention Equipment</b>				
	Detention Doors, Frames, Electronic Hardware - Sliding, per leaf	2	ea	\$ 15,000	\$30,000
	Detention Glazing				
	Relites	10	sf	\$ 165.00	\$1,650
	Security Wall Systems	In CMU Walls Above			
	Security Ceiling Systems - Allowance	200	sf	\$ 50.00	\$10,000
	Detention Toilet Equipment				
	Sleeping Rooms				
	Mirrors	2	ea	\$ 200.00	\$400
	TP Dispenser, Soap Dispenser, Etc... - None (integral with detention toilet units)				
	Detention Furnishings				
	Detention Bunk	2	ea	\$ 1,720.00	\$3,440
	Detention Floor Mounted Desk	2	ea	\$ 1,160.00	\$2,320
	Detention Grade Sealants Premium (Area of detention program)	200	sf	\$ 3.00	\$600
	<b>SUBTOTAL EQUIPMENT</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$2.96</b>	<b>\$83,360</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Lower and Upper Cabinets - Allowance	80	lf	\$ 350.00	\$28,000
	Council Chambers - Allowance	1	ls	\$ 125,000	\$125,000
	<b>Window Treatment</b>				
	Mini Blinds - Sidelites/Relites	98	sf	\$ 8.00	\$784
	Mini Blinds - Exterior Windows	1,110	sf	\$ 8.00	\$8,880
	<b>Moveable Furnishings</b>				
	EXCLUDED				
	<b>SUBTOTAL FURNISHINGS</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$5.77</b>	<b>\$162,664</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	None				
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	None				
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	General Conditions				

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>28,200</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>



Project Owner: **City of Prosser**

Architect: KDA Architecture

Project Name: **Prosser Police Station - City Hall Campus Facility**

Project Duration: 14 MO

Project Location: Prosser, WA

Building GSF: 28,200

Start Date: Q2, 2022

Site GSF: 292,580

Estimate Date: 8/26/2021 Revised

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	292,580	gsf	\$0.66	\$194,400
G20	Site Improvements	292,580	gsf	\$4.71	\$1,377,700
G30	Site Civil / Mech Utilities	292,580	gsf	\$1.94	\$568,600
G40	Site Electrical Utilities	292,580	gsf	\$0.42	\$122,400
G50	Other Site Construction	292,580	gsf	\$0.00	\$0
<b>Sitework Subtotal</b>					<b>\$2,263,100</b>
Design Contingency				20.00%	\$452,620
Subtotal					\$2,715,720
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				10.00%	\$271,572
Subtotal					\$2,987,292
Escalation to Mid-Point (See Summary)				0.00%	\$0
<b>SITE GRAND TOTAL</b>		292,580	BGSF	\$10.21	<b>\$2,987,292</b>
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G10 SITE PREPARATON</b>					
	<b>Estimate per HLA dated 8-12-21</b>				
	<b>Mobilization</b>	1	ls	111,000.00	\$111,000
	<b>Site Demolition &amp; Relocation</b>				
	Demo Utilities - Structures	1	ls	10,000.00	\$10,000
	<b>Site Earthwork</b>				
	Maintenance and Protection of Traffic	1	ls	4,000.00	\$4,000
	SPCC Plan	1	ls	1,000.00	\$1,000
	Erosion/Water Pollution Plan	1	ls	5,000.00	\$5,000
	Clear and Grub	1	ls	15,000.00	\$15,000
	Excavation	2,200	cy	22.00	\$48,400
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	<b>Hazardous Waste Remediation</b>				
	None Included				
	<b>SUBTOTAL SITE PREPARATON</b>	<b>292,580</b>	<b>SGA</b>	<b>\$0.66</b>	<b>\$194,400</b>
<b>G20 SITE IMPROVEMENTS</b>					
	<b>Asphalt Paving (Base Courses Included)</b>				
	Parking Lot HMA	1,110	tn	100.00	\$111,000
	Parking Lot Crushed Surfacing Base Course	3,000	tn	26.00	\$78,000
	<b>Concrete Site Work (Base Courses Included)</b>				
	Planter Curb	1,250	lf	30.00	\$37,500
	Concrete Sidewalk	1,650	sy	60.00	\$99,000
	Concrete Ramp	3	ea	1,500.00	\$4,500
	<b>Pavement Markings/Site Signage</b>				
	Pavement Markings	1	ls	7,500.00	\$7,500
	<b>Perimeter Road Improvements</b>				
	Excavation	2,000	cy	22.00	\$44,000
	Road HMA	1,000	tn	100.00	\$100,000
	Road Crushed Surfacing Base Course	2,700	tn	26.00	\$70,200
	Planter Curb	3,000	lf	30.00	\$90,000
	<b>Site Development</b>				
	Security Fencing	500	lf	140.00	\$70,000
	Security Gate	1	ea	20,000.00	\$20,000
	Fountain/Pool - Allowance	1	ls	20,000.00	\$20,000
	Flagpole	3	ea	3,500.00	\$10,500
	<b>Landscaping/Irrigation</b>				
	Landscape/Irrigation - Allowance	165,000	sf	3.50	\$577,500
	Trees	76	ea	500.00	\$38,000
	<b>SUBTOTAL SITE IMPROVEMENTS</b>	<b>292,580</b>	<b>SGA</b>	<b>\$4.71</b>	<b>\$1,377,700</b>

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>					
	<b>Water Service</b>				
	Water Line, 8" Ductile Iron (includes trench, bedding and backfill)	1,500	lf	\$ 60.00	\$90,000
	8" Gate Valve	3	ea	\$ 2,200.00	\$6,600
	Fire Line, 6" Ductile Iron (includes trench, bedding and backfill)	150	lf	\$ 75.00	\$11,250
	6" Gate Valve	1	ea	\$ 1,800.00	\$1,800
	Water Meter	2	ea	\$ 5,000.00	\$10,000
	Water Service	2	ea	1,500.00	\$3,000
	Testing Water Main	1,500	lf	\$ 1.50	\$2,250
	Tapping Sleeve and 8" Valve	2	ea	\$ 6,000.00	\$12,000
	Hydrant Assembly	4	ea	\$ 5,500.00	\$22,000
	<b>Sanitary Sewer Systems</b>				
	Main Sewer, 8" PVC (includes trench, bedding and backfill)	1,000	lf	\$ 60.00	\$60,000
	Side Sewer, 6" PVC (includes trench, bedding and backfill)	250	lf	\$ 50.00	\$12,500
	Cleanouts	3	ea	\$ 500.00	\$1,500
	Manhole	3	ea	\$ 4,000.00	\$12,000
	<b>Storm Drainage</b>				
	Drain Line, 12" PVC (includes trench, bedding and backfill)	1,000	lf	\$ 40.00	\$40,000
	Drain Line, 8" PVC (includes trench, bedding and backfill)	300	lf	\$ 38.00	\$11,400
	Cleanouts	10	ea	\$ 500.00	\$5,000
	Catch Basin - Type 1	18	ea	\$ 1,500.00	\$27,000
	Catch Basin - Type 2	5	ea	\$ 3,500.00	\$17,500
	Storm Drainage Pretreatment Manhole	3	ea	\$ 12,000.00	\$36,000
	Drain Rock Envelope	570	lf	140.00	\$79,800
	Drainage Swales	1	ea	2,000.00	\$2,000
	<b>Irrigation Ditch Piping</b>				
	Drain Line, 36" (includes trench, bedding and backfill)	700	lf	\$ 130.00	\$91,000
	Catch Basin - Type 2	4	ea	\$ 3,500.00	\$14,000
	<b>SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES</b>	<b>292,580</b>	<b>SGA</b>	<b>\$1.94</b>	<b>\$568,600</b>
<b>G40 SITE ELECTRICAL UTILITIES</b>					
	<b>Electrical and Telecom Utilities</b>				
	Allowance	28,200	gsf	\$ 2.00	\$56,400
	<b>Exterior Lighting</b>				
	Light Poles with Bases (includes trench, conduit and backfill)	12	ea	\$ 4,500.00	\$54,000
	Monument Sign Lighting (includes trench, conduit and backfill)	1	ea	\$ 3,000.00	\$3,000
	Flagpole Lighting (includes trench, conduit and backfill)	3	ea	\$ 3,000.00	\$9,000
	<b>SUBTOTAL SITE ELECTRICAL UTILITIES</b>	<b>292,580</b>	<b>SGA</b>	<b>\$0.42</b>	<b>\$122,400</b>
<b>G50 OTHER SITE CONSTRUCTION</b>					
	<b>None</b>				
	<b>SUBTOTAL OTHER SITE CONSTRUCTION</b>	<b>292,580</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>292,580</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>



Project Owner: **City of Prosser**  
Project Name: **New Police Station - Bennett Avenue**  
Project Location: Prosser, WA  
Project Start Date: Q2, 2022  
Estimate Date: 8/26/2021 Revised

Architect: KDA Architecture  
Project Duration: 12 MO  
Building GSF: 17,000  
Site GSF: 30,000

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Concrete Work	17,000	BGSF	\$17.05	\$289,912
A20	Basement Construction	17,000	BGSF	\$0.00	\$0
B10	Superstructure	17,000	BGSF	\$46.62	\$792,469
B20	Exterior Enclosure	17,000	BGSF	\$29.43	\$500,284
B30	Roofing	17,000	BGSF	\$20.35	\$345,900
C10	Interior Construction	17,000	BGSF	\$22.04	\$374,725
C20	Stairs	17,000	BGSF	\$0.00	\$0
C30	Interior Finishes	17,000	BGSF	\$36.44	\$619,438
D10	Conveying Systems	17,000	BGSF	\$0.00	\$0
D20	Plumbing	17,000	BGSF	\$15.00	\$255,000
D30	HVAC	17,000	BGSF	\$50.00	\$850,000
D40	Fire Protection	17,000	BGSF	\$5.00	\$85,000
D50	Electrical	17,000	BGSF	\$60.00	\$1,020,000
E10	Equipment	17,000	BGSF	\$5.20	\$88,360
E20	Casework & Furnishings	17,000	BGSF	\$2.46	\$41,872
F10	Special Construction	17,000	BGSF	\$0.00	\$0
F20	Selective Demolition	17,000	BGSF	\$0.00	\$0
<b>Building Construction Subtotal</b>					<b>\$5,262,959</b>
Design Contingency				20.00%	\$1,052,592
Subtotal					\$6,315,551
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				10.00%	\$631,555
Subtotal					\$6,947,106
Escalation to Mid-Point (See Summary)					\$0
<b>BUILDING GRAND TOTAL</b>		17,000	BGSF	\$408.65	<b>\$6,947,106</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 CONCRETE WORK</b>					
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	276	cy	\$ 25.00	\$6,891
	Footing Drains with Gravel	540	lf	\$ 30.00	\$16,200
	<b>Foundations</b>				
	Spread Footings (includes reinforcing)	12	cy	\$ 560.00	\$6,654
	Continuous Footing (includes reinforcing)	80	cy	\$ 1,480.00	\$118,400
	Concrete Columns and Plinths				
	Square	1	cy	\$ 2,390.00	\$1,731
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	17,000	sf	\$ 7.60	\$129,200
	<b>Misc. Concrete</b>				
	Set Column Anchor Bolts	11	set	\$ 125.00	\$1,375
	Grout Baseplates	11	ea	\$ 50.00	\$550
	<b>Perimeter Insulation / Waterproofing</b>				
	2" Rigid Polystyrene	2,160	sf	\$ 3.00	\$6,480
	Stem Wall Dampproofing	1,080	sf	\$ 2.25	\$2,430
	<b>SUBTOTAL FOUNDATIONS</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$17.05</b>	<b>\$289,912</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	None				
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural CMU and Masonry</b>				
	8" CMU - Footing	1,330	sf	\$ 30.00	\$39,900
	8" CMU - Inside Walls	3,240	sf	\$ 30.00	\$97,200
	Miscellaneous				
	Rebar	4,570	sf	\$ 2.00	\$9,140
	<b>Structural Steel</b>				
	Vertical Structure				
	HSS Tube Steel Columns	4,326	lbs	\$ 3.00	\$12,979
	Horizontal Structure				
	Structural Framing (9 psf Allowance for Roof)	153,000	lbs	\$ 3.00	\$459,000
	Miscellaneous Metals - Allowance	17,000	gsf	\$ 1.00	\$17,000
	<b>Metal Decking</b>				
	Roof Decking	17,000	sf	\$ 6.00	\$102,000
	<b>Fireproofing</b>				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	17,000	gsf	\$ 3.25	\$55,250
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$46.62</b>	<b>\$792,469</b>

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Finish</b>				
	8" CMU - Outside Walls (Split or Ground Face)	10,800	sf	\$ 33.00	\$356,400
	Miscellaneous				
	Rebar	10,800	sf	\$ 2.00	\$21,600
	Wood Bucks	200	sf	\$ 5.00	\$1,000
	2x_ Treated Parapet Plate	540	lf	\$ 4.00	\$2,160
	<b>Exterior Windows</b>				
<b>Allow</b>	Storefront / Windows, Standard Clear Anodized with Flashing	810	sf	\$ 70.00	\$56,700
	<b>Exterior Doors</b>				
	Storefront Entry Doors, Hardware, per leaf	2	ea	\$ 5,500.00	\$11,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	3	ea	\$ 2,000.00	\$6,000
	Overhead Doors - Coiling				
	Insulated Coiling Door with Motor Operator (10' x 10')	2	ea	\$4,600.00	\$9,200
	<b>Exterior Paint &amp; Sealants</b>				
	Masonry Water Repellants	6,480	sf	\$ 1.15	\$7,452
	Anti-Graffiti Coating (up to 8')	4,320	sf	\$ 2.10	\$9,072
	Paint to HM Doors and Frames	3	ea	\$ 200.00	\$600
	Exterior - Control Joints, Caulking and Joint Sealants	17,000	gsf	\$ 0.30	\$5,100
	<b>Building Graphics</b>				
	Allowance for Building Signage	1	ls	\$ 10,000.00	\$10,000
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$29.43</b>	<b>\$500,284</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	Membrane Roofing System with Rigid Insulation - 60 Mil	17,000	sf	\$ 18.00	\$306,000
	<b>Flashing and Sheet Metal</b>				
	Flashings				
	Coping	540	lf	25.00	\$13,500
	Miscellaneous Roof Flashing and Blocking	5%	on	\$306,000	\$15,300
	<b>Roof Accessories</b>				
	Walk Pads - Allowance	200	sf	\$ 8.00	\$1,600
	Fall Protection Anchors	6	ea	\$ 750.00	\$4,500
	Access Ladders	1	ea	\$ 3,500.00	\$3,500
	Roof Hatches	1	ea	\$ 1,500.00	\$1,500
	<b>SUBTOTAL ROOFING</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$20.35</b>	<b>\$345,900</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	GWB Partition (GWB - Finish 2 Sides, metal studs, sound batts)	12,880	sf	\$ 10.00	\$128,800

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
At CMU	GWB Furred Wall (GWB - Finish 1 Side, metal studs, insulation)	9,990	sf	\$ 7.00	\$69,930
	GWB Sound Wall (, GWB - sound board 1 Side)	8,050	sf	\$ 3.00	\$24,150
	Fire Caulking at Penetrations	17,000	gsf	\$ 0.25	\$4,250
	Interior - Caulking and Joint Sealants	17,000	gsf	\$ 0.10	\$1,700
	Miscellaneous Carpentry - Allowance	17,000	gsf	\$ 0.50	\$8,500
	<b>Interior Glazing</b>				
	HM Sidelights/Relites with 1/4" tempered glazing	49	sf	\$ 35.00	\$1,715
	Security Glazing - Allowance	120	sf	\$ 125.00	\$15,000
	<b>Interior Doors, Frames, Hardware</b>				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	17	ea	\$ 1,800.00	\$30,600
	Premium for Hardware at Card Readers (Reader Devices included with Electrical)	5	ea	1,200.00	\$6,000
	Premium for Sound Rated Doors - Allowance	10	ea	2,500.00	\$25,000
	Access Doors and Panels - Allowance	17,000	sf	\$ 0.05	\$850
	Counter Shutter at Evidence Room - Allowance	1	ea	\$ 5,000.00	\$5,000
	<b>Fittings / Specialties</b>				
101100	Visual Display Specialties				
	Marker Boards (8' x 4')	2	ea	\$ 1,200.00	\$2,400
	Tack Boards (4' x 4')	4	ea	\$ 400.00	\$1,600
101400	Signage (Code and Wayfinding)	17,000	gsf	\$ 0.20	\$3,400
102113	Toilet Compartments (Metal) (Stainless Steel) (Solid Polymer) (P-Lam) (Phenolic)				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	3	stalls	\$ 1,100.00	\$3,300
	Urinal Screens	1	ea	\$ 350.00	\$350
102800	Toilet Accessories				
CFCI	Framed Mirror	4	ea	\$ 150.00	\$600
CFCI	Grab Bars - Large ADA Stall (3 Total: 1 - Vertical, 2- Horizontal)	2	ea	\$ 400.00	\$800
CFCI	Mop and Broom Holder	1	ea	\$ 50.00	\$50
OFCI	Paper Towel Dispenser	4	ea	\$ 25.00	\$100
CFCI	Sanitary Napkin Disposal	3	ea	\$ 85.00	\$255
OFCI	Soap Dispenser	4	ea	\$ 25.00	\$100
OFCI	Toilet Paper Dispenser	5	ea	\$ 25.00	\$125
CFCI	Toilet Seat Cover Dispenser	5	ea	\$ 120.00	\$600
CFCI	Trash Receptacle (Floor Standing)	2	ea	\$ 125.00	\$250
105115	Lockers (Metal) (Phenolic)				
Allow	Single Tier	10	ea	\$ 2,000.00	\$20,000
Allow	Double Tier	10	ea	\$ 1,500.00	\$15,000
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	17,000	gsf	\$ 0.10	\$1,700
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$22.04</b>	<b>\$374,725</b>
<b>C20 STAIRS</b>					
	None				
	<b>SUBTOTAL STAIRS</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall Finishes</b>				
	Paint to Walls, Doors, Frames and Miscellaneous	17,000	gsf	\$ 3.00	\$51,000
	Restroom Wall Tile	1,050	sf	\$ 18.00	\$18,900
	Wainscot - Allowance	1,500	sf	\$ 20.00	\$30,000
	Ballastic Wall Paneling (Police Corridor) - Allowance	3,500	sf	\$ 60.00	\$210,000
	Lobby Feature Wall - Allowance	200	sf	\$ 30.00	\$6,000
	Acoustical Wall Panel - Allowance	1,500	sf	\$ 25.00	\$37,500
	Miscellaneous Finish Carpentry Allowance	17,000	gsf	\$ 0.25	\$4,250
	<b>Bases</b>				
	Rubber Base	2,050	lf	\$ 2.00	\$4,100
	Tile Base	155	lf	\$ 18.00	\$2,790
	Epoxy Base	85	lf	\$ 16.00	\$1,360
	Base at Lobby Area - Allowance	85	lf	\$ 20.00	\$1,700
	<b>Floor Finishes</b>				
	Carpet	11,520	sf	\$ 5.00	\$57,600
	Ceramic/Quarry Tile	685	sf	\$ 18.00	\$12,330
	Epoxy Flooring	200	sf	\$ 20.00	\$4,000
	Resilient Flooring	1,785	sf	\$ 8.50	\$15,173
	Lobby Flooring - Allowance	375	sf	\$ 20.00	\$7,500
	Sealed Concrete	1,805	sf	\$ 2.00	\$3,610
	Walk-Off Mat	25	sf	\$ 8.00	\$200
	Floor Prep / Moisture Vapor Reducer	16,395	sf	\$ 1.00	\$16,395
	<b>Ceiling Finishes</b>				
	ACT Ceiling (2x4) - Standard	11,940	sf	\$ 6.50	\$77,610
	Lobby Ceiling - Allowance	400	sf	\$ 40.00	\$16,000
	GWB Ceiling, Painted - Impact Resistant	4,380	sf	\$ 9.00	\$39,420
	GWB Vertical Soffits - Allowance	100	sf	\$ 20.00	\$2,000
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$36.44</b>	<b>\$619,438</b>
<b>D10 CONVEYING SYSTEMS</b>					
	<b>None</b>				
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	Allowance	17,000	gsf	\$ 15.00	\$255,000
	<b>SUBTOTAL PLUMBING</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$15.00</b>	<b>\$255,000</b>



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	Allowance	17,000	gsf	\$ 50.00	\$850,000
	<b>SUBTOTAL HVAC</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$50.00</b>	<b>\$850,000</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Allowance	17,000	gsf	\$ 5.00	\$85,000
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$5.00</b>	<b>\$85,000</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical</b>				
	Allowance	17,000	gsf	\$ 60.00	\$1,020,000
	AV, Security, Fire Alarm, Access Control, Phone/Data Equipment, By Owner - EXCLUDED				
	<b>SUBTOTAL ELECTRICAL</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$60.00</b>	<b>\$1,020,000</b>
<b>E10 EQUIPMENT</b>					
112300	<b>Commercial Laundry Equipment</b>				
Allow	Extractor, SS Decontamination Counter, SS Work Counter	1	ls	\$ 30,000.00	\$30,000
113000	<b>Residential Equipment</b>				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Dishwasher	1	ea	\$ 900.00	\$900
	Range	1	ea	\$ 1,200.00	\$1,200
	Range Hood	1	ea	\$ 600.00	\$600
	Coffee Maker	1	ea	\$ 400.00	\$400
	<b>Detention Equipment (Allowances)</b>				
	Detention Doors, Frames, Electronic Hardware - Sliding, per leaf	2	ea	\$ 15,000	\$30,000
	Detention Glazing				
	Relites	10	sf	\$ 165.00	\$1,650
	Security Wall Systems	In CMU Walls Above			
	Security Ceiling Systems - Allowance	200	sf	\$ 75.00	\$15,000
	Detention Toilet Equipment				
	Sleeping Rooms				
	Mirrors	2	ea	\$ 200.00	\$400
	TP Dispenser, Soap Dispenser, Etc... - None (integral with detention toilet units)				
	Detention Furnishings				
	Detention Bunk	2	ea	\$ 1,720.00	\$3,440
	Detention Floor Mounted Desk	2	ea	\$ 1,160.00	\$2,320
	Detention Grade Sealants Premium (Area of detention program)	200	sf	\$ 3.00	\$600

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>SUBTOTAL EQUIPMENT</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$5.20</b>	<b>\$88,360</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Lower and Upper Cabinets - Allowance	100	lf	\$ 350.00	\$35,000
	<b>Window Treatment</b>				
	Mini Blinds - Sidelites/Relites	49	sf	\$ 8.00	\$392
	Mini Blinds - Exterior Windows	810	sf	\$ 8.00	\$6,480
	<b>Moveable Furnishings</b>				
	EXCLUDED				
	<b>SUBTOTAL FURNISHINGS</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$2.46</b>	<b>\$41,872</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	None				
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	None				
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>17,000</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **City of Prosser**  
 Project Name: **New Police Station - Bennett Avenue**  
 Project Location: Prosser, WA  
 Start Date: Q2, 2022  
 Estimate Date: 8/26/2021 Revised

Architect: KDA Architecture  
 Project Duration: 12 MO  
 Building GSF: 17,000  
 Site GSF: 30,000

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	30,000	gsf	\$11.66	\$349,720
G20	Site Improvements	30,000	gsf	\$9.68	\$290,300
G30	Site Civil / Mech Utilities	30,000	gsf	\$6.06	\$181,763
G40	Site Electrical Utilities	30,000	gsf	\$2.33	\$70,000
G50	Other Site Construction	30,000	gsf	\$0.00	\$0
<b>Sitework Subtotal</b>					<b>\$891,783</b>
Design Contingency				20.00%	\$178,357
Subtotal					\$1,070,139
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				10.00%	\$107,014
Subtotal					\$1,177,153
Escalation to Mid-Point (See Summary)				0.00%	\$0
<b>SITE GRAND TOTAL</b>		30,000	BGSF	\$39.24	<b>\$1,177,153</b>
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G10 SITE PREPARATON</b>					
	<b>Estimate per HLA dated 8-12-21</b>				
	<b>Mobilization</b>	1	ls	41,900.00	\$41,900
	<b>Site Demolition &amp; Relocation</b>				
	Whole Building Demolition - Allowance	12,296	sf	10.00	\$122,960
	Demo Utilities - Structures	1	ls	15,000.00	\$15,000
	<b>Site Earthwork</b>				
	Maintenance and Protection of Traffic	1	ls	5,000.00	\$5,000
	SPCC Plan	1	ls	2,500.00	\$2,500
	Erosion/Water Pollution Plan	1	ls	3,000.00	\$3,000
	Clear and Grub	1	ls	10,000.00	\$10,000
	Excavation	1,200	cy	22.00	\$26,400
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	In Building Section A10			
	Footing Drains with Gravel	In Building Section A10			
	<b>Hazardous Waste Remediation</b>				
	Existing Buildings - Allowance	12,296	sf	10.00	\$122,960
	<b>SUBTOTAL SITE PREPARATON</b>	<b>30,000</b>	<b>SGA</b>	<b>\$11.66</b>	<b>\$349,720</b>
<b>G20 SITE IMPROVEMENTS</b>					
	<b>Asphalt Paving (Base Courses Included)</b>				
	Parking Lot HMA	580	tn	100.00	\$58,000
	Parking Lot Crushed Surfacing Base Course	1,600	tn	26.00	\$41,600
	<b>Concrete Site Work (Base Courses Included)</b>				
	Planter Curb	700	lf	30.00	\$21,000
	Concrete Sidewalk	300	sy	60.00	\$18,000
	Concrete Ramp	2	ea	1,500.00	\$3,000
	<b>Pavement Markings/Site Signage</b>				
	Pavement Markings	1	ls	4,000.00	\$4,000
	<b>Site Development</b>				
	Security Fencing	500	lf	140.00	\$70,000
	Security Gate	1	ea	20,000.00	\$20,000
	Flagpole	3	ea	3,500.00	\$10,500
	<b>Frontage Road Improvements</b>				
	Road Excavation, including Haul	100	cy	28.00	\$2,800
	Road HMA	50	ton	120.00	\$6,000
	Road Crushed Surfacing Base Course	150	ton	26.00	\$3,900
	Curb and Gutter	400	lf	30.00	\$12,000
	Concrete Sidewalk	300	sy	60.00	\$18,000
	Concrete Ramp	1	ea	1,500.00	\$1,500
	<b>SUBTOTAL SITE IMPROVEMENTS</b>	<b>30,000</b>	<b>SGA</b>	<b>\$9.68</b>	<b>\$290,300</b>
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>Water Service</b>					
	Water Line, 8" Ductile Iron (includes trench, bedding and backfill)	475	lf	\$ 60.00	\$28,500
	8" Gate Valve	2	ea	\$ 2,200.00	\$4,400
	Fire Line, 6" Ductile Iron (includes trench, bedding and backfill)	50	lf	\$ 75.00	\$3,750
	6" Gate Valve	1	ea	\$ 1,800.00	\$1,800
	Water Meter	2	ea	\$ 5,000.00	\$10,000
	Water Service	2	ea	1,500.00	\$3,000
	Testing Water Main	475	lf	\$ 1.50	\$713
	Tapping Sleeve and 8" Valve	1	ea	\$ 6,000.00	\$6,000
	Hydrant Assembly	2	ea	\$ 5,500.00	\$11,000
<b>Sanitary Sewer Systems</b>					
	Side Sewer, 6" PVC (includes trench, bedding and backfill)	100	lf	\$ 50.00	\$5,000
	Cleanouts	1	ea	\$ 500.00	\$500
<b>Storm Drainage</b>					
	Drain Line, 12" PVC (includes trench, bedding and backfill)	400	lf	\$ 40.00	\$16,000
	Drain Line, 8" PVC (includes trench, bedding and backfill)	150	lf	\$ 38.00	\$5,700
	Cleanouts	5	ea	\$ 500.00	\$2,500
	Catch Basin - Type 1	8	ea	\$ 1,500.00	\$12,000
	Catch Basin - Type 2	3	ea	\$ 3,500.00	\$10,500
	Storm Drainage Pretreatment Manhole	2	ea	\$ 12,000.00	\$24,000
	Drain Rock Envelope	260	lf	140.00	\$36,400
<b>SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES</b>					<b>\$181,763</b>
<b>G40 SITE ELECTRICAL UTILITIES</b>					
<b>Electrical and Telecom Utilities</b>					
	Allowance	17,000	gsf	\$ 2.00	\$34,000
<b>Exterior Lighting</b>					
	Light Poles with Bases (includes trench, conduit and backfill)	6	ea	\$ 4,500.00	\$27,000
	Flagpole Lighting (includes trench, conduit and backfill)	3	ea	\$ 3,000.00	\$9,000
<b>SUBTOTAL SITE ELECTRICAL UTILITIES</b>					<b>\$70,000</b>
<b>G50 OTHER SITE CONSTRUCTION</b>					
<b>None</b>					
<b>SUBTOTAL OTHER SITE CONSTRUCTION</b>					<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
<b>General Conditions</b>					
See Summary					
<b>SUBTOTAL GENERAL REQUIREMENTS</b>					<b>\$0</b>



Project Owner: **City of Prosser**  
Project Name: **Existing City Hall**  
Project Location: Prosser, WA  
Project Start Date: Q2, 2022  
Estimate Date: 8/26/2021 Revised

Architect: KDA Architecture  
Project Duration: 12 MO  
Building GSF: 13,690  
Site GSF:

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Concrete Work	13,690	BGSF	\$4.25	\$58,190
A20	Basement Construction	13,690	BGSF	\$0.00	\$0
B10	Superstructure	13,690	BGSF	\$13.38	\$183,184
B20	Exterior Enclosure	13,690	BGSF	\$29.90	\$409,285
B30	Roofing	13,690	BGSF	\$15.75	\$215,683
C10	Interior Construction	13,690	BGSF	\$29.04	\$397,586
C20	Stairs	13,690	BGSF	\$2.19	\$30,000
C30	Interior Finishes	13,690	BGSF	\$29.14	\$398,963
D10	Conveying Systems	13,690	BGSF	\$7.30	\$100,000
D20	Plumbing	13,690	BGSF	\$10.00	\$136,900
D30	HVAC	13,690	BGSF	\$35.00	\$479,150
D40	Fire Protection	13,690	BGSF	\$3.50	\$47,915
D50	Electrical	13,690	BGSF	\$50.52	\$691,675
E10	Equipment	13,690	BGSF	\$0.33	\$4,550
E20	Casework & Furnishings	13,690	BGSF	\$12.16	\$166,440
F10	Special Construction	13,690	BGSF	\$0.00	\$0
F20	Selective Demolition	13,690	BGSF	\$19.47	\$266,504
<b>Building Construction Subtotal</b>					<b>\$3,586,024</b>
Design Contingency				20.00%	\$717,205
Subtotal					\$4,303,228
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				10.00%	\$430,323
Subtotal					\$4,733,551
Escalation to Mid-Point (See Summary)					\$0
<b>BUILDING GRAND TOTAL</b>		13,690	BGSF	\$345.77	<b>\$4,733,551</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 CONCRETE WORK</b>					
	<b>Footings Earthwork</b>				
	Footings Excavation and Backfill	12	cy	\$ 50.00	\$600
	<b>Footings</b>				
	Spread Footings (includes reinforcing)	4	cy	\$ 700.00	\$2,800
	Concrete Columns and Plinths				
	Square	1	cy	\$ 2,390.00	\$2,390
	<b>Slab-on-Grade</b>				
	Slab Pourback - Allowance	500	sf	\$ 25.00	\$12,500
	<b>Misc. Concrete</b>				
	Elevator Pits (includes ladder, hoist beam, sump & waterproofing)	1	ea	\$ 10,500.00	\$10,500
	Set Column Anchor Bolts	4	set	\$ 125.00	\$500
	Grout Baseplates	4	ea	\$ 50.00	\$200
	Guniting in Basement - Allowance	1,435	sf	\$ 20.00	\$28,700
	<b>SUBTOTAL FOUNDATIONS</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$4.25</b>	<b>\$58,190</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	None				
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>Structural Work</b>				
	New Exterior Wall Work - Allowance	1,000	sf	\$ 10.00	\$10,000
	Existing Exterior Wall Work - Allowance	2,120	sf	\$ 15.00	\$31,800
	Seismic Upgrade - Allowance	15,125	gsf	\$ 4.50	\$68,063
	Infill Stair Openings	140	sf	\$ 20.00	\$2,800
	<b>Structural Steel</b>				
	Vertical Structure				
	HSS Tube Steel Columns - Allowance	2,500	lbs	\$ 3.50	\$8,750
	Horizontal Structure				
	Structural Framing (9 psf Allowance for Roof)	12,250	lbs	\$ 3.00	\$36,750
	Miscellaneous Metals - Allowance	13,690	gsf	\$ 1.00	\$13,690
	<b>Metal Decking</b>				
	Roof Decking	1,225	sf	\$ 6.00	\$7,350
	<b>Fireproofing</b>				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	1,225	gsf	\$ 3.25	\$3,981
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$13.38</b>	<b>\$183,184</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, metal studs, R-19 batt insulation, sheathing, 2" rigid insulation, WRB)	750	sf	\$ 18.25	\$13,688

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>Exterior Wall Finish</b>					
	Power Wash, Patch and Paint Existing Exterior Walls	4,170	sf	\$ 5.00	\$20,850
	Power Wash, Patch Existing Brick Veener - Second Level	3,025	sf	\$ 3.00	\$9,075
	Masonry Veneer				
	Brick Veneer (to match existing)	1,150	sf	\$ 50.00	\$57,500
	Miscellaneous				
	Galvanized Steel Lintels	24	lf	\$ 50.00	\$1,200
	Sill Flashing	24	lf	\$ 20.00	\$480
<b>Exterior Entry</b>					
	Allowance	150	sf	\$ 100.00	\$15,000
<b>Exterior Windows</b>					
	Replace Existing Windows	665	sf	\$ 70.00	\$46,550
	Storefront / Windows, Standard Clear Anodized with Flashing	200	sf	\$ 70.00	\$14,000
	Curtain Wall, Standard Clear Anodized with Flashing	600	sf	\$ 110.00	\$66,000
	Premium - Ballastic Colored Glazing (Allowance)	600	sf	\$ 200.00	\$120,000
<b>Exterior Doors</b>					
	Storefront Entry Doors, Hardware, per leaf	2	ea	\$ 5,500.00	\$11,000
	Push Button ADA Auto Operators	1	ea	\$ 4,000.00	\$4,000
<b>Exterior Paint &amp; Sealants</b>					
	Masonry Water Repellants	3,025	sf	\$ 1.25	\$3,781
	Anti-Graffiti Coating (up to 8')	5,320	sf	\$ 2.20	\$11,704
	Paint to HM Doors and Frames	2	ea	\$ 175.00	\$350
	Exterior - Control Joints, Caulking and Joint Sealants	13,690	gsf	\$ 0.30	\$4,107
<b>Building Graphics</b>					
	Allowance for Building Signage	1	ls	\$ 10,000.00	\$10,000
<b>SUBTOTAL EXTERIOR ENCLOSURE</b>		<b>13,690</b>	<b>BGSF</b>	<b>\$29.90</b>	<b>\$409,285</b>
<b>B30 ROOFING</b>					
<b>Roof Coverings</b>					
	Membrane Roofing System with Rigid Insulation - 60 Mil	9,925	sf	\$ 18.00	\$178,650
<b>Flashing and Sheet Metal</b>					
	Gutters	25	lf	30.00	\$750
	Downspouts	1	ea	250.00	\$250
	Flashings				
	Parapet Coping	400	lf	30.00	\$12,000
	Fascia Board	280	lf	20.00	\$5,600
	Miscellaneous Roof Flashing and Blocking	5%	on	\$178,650	\$8,933
<b>Roof Accessories</b>					
	Walk Pads - Allowance	500	sf	\$ 7.00	\$3,500
	Fall Protection Anchors	8	ea	\$ 750.00	\$6,000
<b>SUBTOTAL ROOFING</b>		<b>13,690</b>	<b>BGSF</b>	<b>\$15.75</b>	<b>\$215,683</b>
<b>C10 INTERIOR CONSTRUCTION</b>					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>Partitions</b>				
	GWB Partition (GWB - Finish 2 Sides, metal studs, sound batts)	12,110	sf	\$ 10.00	\$121,100
	GWB Furred Wall (GWB - Finish 1 Side, metal studs, insulation)	14,560	sf	\$ 7.00	\$101,920
	GWB Elevator Shaft (GWB - Finish 2 Sides, metal studs, GWB - Fire Tape 2 Side, insulation)	896	sf	\$ 15.25	\$13,664
	Fire Caulking at Penetrations	13,690	gsf	\$ 0.25	\$3,423
	Interior - Caulking and Joint Sealants	13,690	gsf	\$ 0.10	\$1,369
	Miscellaneous Carpentry - Allowance	13,690	gsf	\$ 0.50	\$6,845
	<b>Interior Glazing</b>				
	HM Sidelights/Relites with 1/4" tempered glazing	140	sf	\$ 35.00	\$4,900
	Security Glazing - Allowance	100	sf	\$ 125.00	\$12,500
	<b>Interior Doors, Frames, Hardware</b>				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	36	ea	\$ 1,800.00	\$64,800
	HM / SCW Dr, HM Frame, Hardware, Complete - Double Door	3	ea	\$ 2,600.00	\$7,800
	Premium for Hardware at Card Readers (Reader Devices included with Electrical)	3	ea	1,200.00	\$3,600
	Premium for Sound Rated Doors - Allowance	10	ea	2,500.00	\$25,000
	Access Doors and Panels - Allowance	13,690	sf	\$ 0.05	\$685
	<b>Fittings / Specialties</b>				
101100	Visual Display Specialties				
	Marker Boards (8' x 4')	6	ea	\$ 1,200.00	\$7,200
	Tack Boards (4' x 4')	12	ea	\$ 400.00	\$4,800
101400	Signage (Code and Wayfinding)	13,690	gsf	\$ 0.30	\$4,107
102113	Toilet Compartments (Metal) (Stainless Steel) (Solid Polymer) (P-Lam) (Phenolic)				
	ADA Stalls	2	stalls	\$ 1,300.00	\$2,600
	Standard Stalls	3	stalls	\$ 1,100.00	\$3,300
	Urinal Screens	1	ea	\$ 350.00	\$350
102800	Toilet Accessories				
CFCI	Baby Changing Station	2	ea	\$ 750.00	\$1,500
CFCI	Framed Mirror	6	ea	\$ 150.00	\$900
CFCI	Grab Bars - Large ADA Stall (3 Total: 1 - Vertical, 2- Horizontal)	4	ea	\$ 400.00	\$1,600
CFCI	Mop and Broom Holder	1	ea	\$ 50.00	\$50
OFCI	Paper Towel Dispenser	7	ea	\$ 25.00	\$175
CFCI	Sanitary Napkin Disposal	4	ea	\$ 85.00	\$340
OFCI	Soap Dispenser	7	ea	\$ 25.00	\$175
OFCI	Toilet Paper Dispenser	7	ea	\$ 25.00	\$175
CFCI	Toilet Seat Cover Dispenser	7	ea	\$ 120.00	\$840
CFCI	Trash Receptacle (Floor Standing)	4	ea	\$ 125.00	\$500
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	13,690	gsf	\$ 0.10	\$1,369
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$29.04</b>	<b>\$397,586</b>
<b>C20 STAIRS</b>					
	<b>Stair Construction (includes concrete, finishes and guard/hand rails)</b>				
	Pre-Engineered Metal Stair, per floor to floor flight w/ landing	1	ea	\$ 30,000.00	\$30,000

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>SUBTOTAL STAIRS</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$2.19</b>	<b>\$30,000</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall Finishes</b>				
	Paint to Walls, Doors, Frames and Miscellaneous	12,255	gsf	\$ 3.00	\$36,765
	Paint to Walls, Doors, Frames and Miscellaneous (Basement)	1,435	gsf	\$ 3.00	\$4,305
	Restroom Wall Tile	1,260	sf	\$ 18.00	\$22,680
	Wainscot - Allowance	1,000	sf	\$ 20.00	\$20,000
	Ballastic Wall Paneling (Courtroom) - Allowance	1,500	sf	\$ 60.00	\$90,000
	Lobby Feature Wall - Allowance	600	sf	\$ 30.00	\$18,000
	Acoustical Wall Panel - Allowance	800	sf	\$ 25.00	\$20,000
	Miscellaneous Finish Carpentry Allowance	13,690	gsf	\$ 0.25	\$3,423
	<b>Bases</b>				
	Rubber Base	2,210	lf	\$ 2.00	\$4,420
	Tile Base	180	lf	\$ 18.00	\$3,240
	Base at Lobby Area - Allowance	120	lf	\$ 20.00	\$2,400
	<b>Floor Finishes</b>				
	Carpet	6,800	sf	\$ 5.00	\$34,000
	Ceramic/Quarry Tile	430	sf	\$ 18.00	\$7,740
	Resilient Flooring	820	sf	\$ 8.50	\$6,970
	Lobby Flooring - Allowance	920	sf	\$ 20.00	\$18,400
	Walk-Off Mat	70	sf	\$ 8.00	\$560
	Floor Prep / Moisture Vapor Reducer	9,040	sf	\$ 1.00	\$9,040
	Second Floor	None at this time			
	<b>Ceiling Finishes</b>				
	ACT Ceiling (2x2) - Standard	1,180	sf	\$ 7.00	\$8,260
	ACT Ceiling (2x4) - Standard	6,000	sf	\$ 6.50	\$39,000
	Lobby Ceiling - Allowance	920	sf	\$ 40.00	\$36,800
	GWB Ceiling, Painted - Impact Resistant	940	sf	\$ 9.00	\$8,460
	GWB Vertical Soffits - Allowance	300	sf	\$ 15.00	\$4,500
	Second Floor	None at this time			
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$29.14</b>	<b>\$398,963</b>
<b>D10 CONVEYING SYSTEMS</b>					
	<b>Elevators &amp; Lifts</b>				
	Hydraulic Elevator (2) Stops	1	ea	\$ 100,000	\$100,000
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$7.30</b>	<b>\$100,000</b>
<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	Allowance	13,690	gsf	\$ 10.00	\$136,900
	<b>SUBTOTAL PLUMBING</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$10.00</b>	<b>\$136,900</b>



<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	Allowance	13,690	gsf	\$ 35.00	\$479,150
	<b>SUBTOTAL HVAC</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$35.00</b>	<b>\$479,150</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Allowance	13,690	gsf	\$ 3.50	\$47,915
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$3.50</b>	<b>\$47,915</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical</b>				
	Allowance	13,690	gsf	\$ 50.00	\$684,500
	Allowance - Basement	1,435	gsf	\$ 5.00	\$7,175
	AV, Security, Fire Alarm, Access Control, Phone/Data Equipment, By Owner - EXCLUDED				
	<b>SUBTOTAL ELECTRICAL</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$50.52</b>	<b>\$691,675</b>
<b>E10 EQUIPMENT</b>					
113000	<b>Residential Equipment</b>				
	Refrigerator	1	ea	\$ 1,500.00	\$1,500
	Microwave	1	ea	\$ 350.00	\$350
	Dishwasher	1	ea	\$ 900.00	\$900
	Range	1	ea	\$ 1,200.00	\$1,200
	Range Hood	1	ea	\$ 600.00	\$600
	<b>SUBTOTAL EQUIPMENT</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$0.33</b>	<b>\$4,550</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Lower and Upper Cabinets - Allowance	100	lf	\$ 350.00	\$35,000
	Council Chambers - Allowance	1	ls	\$ 125,000	\$125,000
	<b>Window Treatment</b>				
	Mini Blinds - Sidelites/Relites	140	sf	\$ 8.00	\$1,120
	Mini Blinds - Exterior Windows	665	sf	\$ 8.00	\$5,320
	<b>Moveable Furnishings</b>				
	EXCLUDED				
	<b>SUBTOTAL FURNISHINGS</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$12.16</b>	<b>\$166,440</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	None				

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Building Structural Demolition</b>				
	Slab-on-Grade				
	Saw cutting - Allowance	1,000	lf	\$ 15.00	\$15,000
	Removal - Allowance	500	sf	\$ 10.00	\$5,000
	Elevator Pit Slab Demolition and Excavation - Allowance	1	ls	\$ 5,000.00	\$5,000
	<b>Building Exterior Demolition</b>				
	West Wall Brick Veneer	Not Applicable			
	Exterior Wall Assembly (Brick Veneer)	1,000	sf	\$ 10.00	\$10,000
	Windows	19	ea	\$ 100.00	\$1,900
	Door, Frame & HW	4	ea	\$ 100.00	\$400
	Fabric Awning	1	ea	\$ 250.00	\$250
	Canopy at Police Station	1	ls	\$ 2,000.00	\$2,000
	Entry	1	ls	\$ 1,200.00	\$1,200
	<b>Building Roof Demolition</b>				
	Roofing	9,925	sf	\$ 3.00	\$29,775
	Roof Structure	1,225	sf	\$ 5.00	\$6,125
	<b>Building Interior Demolition</b>				
	Partitions	1,425	lf	\$ 10.00	\$14,250
	Door, Frame & HW	40	ea	\$ 100.00	\$4,000
	Cell	120	sf	\$ 40.00	\$4,800
	Stairs	180	sf	\$ 25.00	\$4,500
	Flooring	8,155	sf	\$ 1.25	\$10,194
	Rubber Base	2,645	lf	\$ 1.00	\$2,645
	Ceilings	8,155	sf	\$ 1.10	\$8,971
	Casework	170	lf	\$ 15.00	\$2,550
	Miscellaneous Demolition	80	hrs	\$ 60.00	\$4,800
	Second Floor Interior Demolition - Allowance	3,890	sf	\$ 6.00	\$23,340
	Second Floor Cut-in for New Openings - Allowance	2	ea	\$ 1,500.00	\$3,000
	Temporary Partitions / Dust Control - Allowance	400	sf	\$ 15.00	\$6,000
	Phasing	3	ea	\$ 2,500.00	\$7,500
	Supervision, Hauling & Dump Fees	15%	on	\$165,699	\$24,855
	Mechanical, Electrical and Plumbing	In MEP Numbers Above			
	<b>Hazardous Components Abatement</b>				
	Allowance	13,690	gsf	\$ 5.00	\$68,450
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$19.47</b>	<b>\$266,504</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>13,690</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner: **City of Prosser**  
 Project Name: **Bennett Avenue Options**  
 Project Location: Prosser, WA  
 Start Date: Q2, 2022  
 Estimate Date: 8/26/2021 Revised

Architect: KDA Architecture  
 Duration: 14 MO  
 Project GSF: 13,690  
 Site GSF:

<b>ALTERNATE ESTIMATES SUMMARY</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
1	Alternate 01 - Add Squad Car to Bennett Avenue Police Station	1	Is		\$530,815
2	Alternate 02 - City Hall Second Floor Work	1	Is		\$324,758
<b>Total Alternate Estimates</b>					<b>\$855,573</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

PROJECT COST ALTERNATES		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Alt No.	Description				
<b>1</b>	<b>Alternate 01 - Add Squad Car to Bennett Avenue Police Station</b>				
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	15	cy	\$ 25.00	\$375
	Footing Drains with Gravel	135	lf	\$ 30.00	\$4,050
	<b>Foundations</b>				
	Continuous Footing (includes reinforcing)	15	cy	\$ 1,480.00	\$22,200
	<b>Slab-on-Grade</b>				
	Slab on Grade (includes reinforcing, base course and vapor barrier)	2,275	sf	\$ 7.60	\$17,290
	<b>Perimeter Insulation / Waterproofing</b>				
	2" Rigid Polystyrene	540	sf	\$ 3.00	\$1,620
	Stem Wall Dampproofing	0	sf	2.25	\$0
	<b>Structural CMU and Masonry</b>				
	8" CMU - Footing	270	sf	\$ 30.00	\$8,100
	8" CMU - Outside Walls (Split or Ground Face)	2,700	sf	\$ 33.00	\$89,100
	Miscellaneous				
	Rebar	2,970	sf	\$ 2.00	\$5,940
	Wood Bucks	200	sf	\$ 5.00	\$1,000
	2x_ Treated Parapet Plate	540	lf	\$ 4.00	\$2,160
	<b>Structural Steel</b>				
	Horizontal Structure				
	Structural Framing (9 psf Allowance for Roof)	20,475	lbs	\$ 3.00	\$61,425
	Miscellaneous Metals - Allowance	2,275	gsf	\$ 1.00	\$2,275
	<b>Metal Decking</b>				
	Roof Decking	2,275	sf	\$ 6.00	\$13,650
	<b>Fireproofing</b>				
	Structural Steel Fireproofing				
	Sprayed Cementitious Fireproofing	2,275	gsf	\$ 3.25	\$7,394
	<b>Exterior Doors</b>				
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	2	ea	\$ 2,000.00	\$4,000
	Overhead Doors - Coiling				
	Insulated Coiling Door with Motor Operator (10' x 10')	2	ea	\$4,600.00	\$9,200
	<b>Exterior Paint &amp; Sealants</b>				
	Masonry Water Repellants	1,620	sf	\$ 1.15	\$1,863
	Anti-Graffiti Coating (up to 8')	1,080	sf	\$ 2.10	\$2,268
	Paint to HM Doors and Frames	2	ea	\$ 200.00	\$400
	Exterior - Control Joints, Caulking and Joint Sealants	2,275	gsf	\$ 0.50	\$1,138
	<b>Roof Coverings</b>				
	Membrane Roofing System with Rigid Insulation - 60 Mil	2,275	sf	\$ 18.00	\$40,950
	<b>Flashing and Sheet Metal</b>				
	Flashings				
	Coping	135	lf	25.00	\$3,375
	Miscellaneous Roof Flashing and Blocking	5%	on	\$40,950	\$2,048
	<b>Wall Finishes</b>				
	Paint to Walls, Doors, Frames and Miscellaneous	2,275	gsf	\$ 3.00	\$6,825
	<b>Floor Finishes</b>				
	Sealed Concrete	2,275	sf	\$ 2.00	\$4,550



	Floor Prep / Moisture Vapor Reducer	2,275	sf	\$ 1.00	\$2,275
	<b>Ceiling Finishes</b>				
	Exposed Ceiling - Painted	2,275	sf	\$ 2.50	\$5,688
	<b>Plumbing</b>				
	Allowance	2,275	gsf	\$ 1.50	\$3,413
	<b>HVAC</b>				
	Allowance	2,275	gsf	\$ 4.00	\$9,100
	<b>Fire Protection</b>				
	Allowance	2,275	gsf	\$ 5.00	\$11,375
	<b>Electrical</b>				
	Allowance	2,275	gsf	\$ 12.00	\$27,300
	<b>SUBTOTAL</b>				<b>\$372,345</b>
	Contingency			20.00%	\$74,469
	Markups (Insurance, Bond, OH & P, B&O Tax)			10.00%	\$44,681
	Escalation to Midpoint (Q1, 2023 @ 5%/Year)			8.00%	\$39,320
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$530,815</b>
<b>2</b>	<b>Alternate 02 - City Hall Second Floor Work</b>				
	<b>Structural Work</b>				
	Existing Exterior Wall Work - Allowance	(1,345)	sf	\$ 15.00	(\$20,175)
	<b>Exterior Wall Construction</b>				
	Exterior Wall Assembly (GWB - Finish 1 Side, vapor barrier, metal studs, R-19 batt insulation, sheathing, 2" rigid insulation, WRB)	2,080	sf	\$ 18.25	\$37,960
	<b>Exterior Wall Finish</b>				
	Power Wash, Patch and Paint Existing Exterior Walls	655	sf	\$ 5.00	\$3,275
	Power Wash, Patch Existing Brick Veneer - Second Level	1,160	sf	\$ 3.00	\$3,480
	Masonry Veneer				
	Brick Veneer (to match existing)	265	sf	\$ 50.00	\$13,250
	Miscellaneous				
	Galvanized Steel Lintels	30	lf	\$ 50.00	\$1,500
	Sill Flashing	30	lf	\$ 20.00	\$600
	<b>Exterior Doors</b>				
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	1	ea	\$ 2,000.00	\$2,000
	<b>Exterior Windows</b>				
	Storefront / Windows, Standard Clear Anodized with Flashing	210	sf	\$ 70.00	\$14,700
	<b>Exterior Paint &amp; Sealants</b>				
	Paint to HM Doors and Frames	1	ea	\$ 175.00	\$175
	<b>Partitions</b>				
	GWB Partition (GWB - Finish 2 Sides, metal studs, sound batts)	2,170	sf	\$ 10.00	\$21,700
	GWB Elevator Shaft (GWB - Finish 2 Sides, metal studs, GWB - Fire Tape 2 Side, insulation)	448	sf	\$ 15.25	\$6,832
	<b>Interior Doors, Frames, Hardware</b>				
	HM / SCW Dr, HM Frame, Hardware, Complete - Single Door	4	ea	\$ 1,800.00	\$7,200
	HM / SCW Dr, HM Frame, Hardware, Complete - Double Door	2	ea	\$ 2,600.00	\$5,200
	<b>Interior Railings</b>				
	Balcony Rails - Allowance	36	lf	200.00	\$7,200
	<b>Fittings / Specialties</b>				
101100	Visual Display Specialties				
	Marker Boards (8' x 4')	1	ea	\$ 1,200.00	\$1,200

	Tack Boards (4' x 4')	2	ea	\$ 400.00	\$800
	Operable Partitions				
102233	Folding Panel Partitions	350	sf	\$ 70.00	\$24,500
	Header Support	25	lf	\$ 100.00	\$2,500
	<b>Wall Finishes</b>				
	Restroom Wall Tile	420	sf	\$ 18.00	\$7,560
	<b>Bases</b>				
	Rubber Base	515	lf	\$ 2.00	\$1,030
	Tile Base	60	lf	\$ 18.00	\$1,080
	Base at Lobby Area - Allowance	(35)	lf	\$ 20.00	(\$700)
	<b>Floor Finishes</b>				
	Carpet	3,850	sf	\$ 5.00	\$19,250
	Ceramic/Quarry Tile	120	sf	\$ 18.00	\$2,160
	Resilient Flooring	230	sf	\$ 8.50	\$1,955
	Lobby Flooring - Allowance	(525)	sf	\$ 20.00	(\$10,500)
	Walk-Off Mat	25	sf	\$ 8.00	\$200
	Floor Prep / Moisture Vapor Reducer	3,700	sf	\$ 1.00	\$3,700
	<b>Ceiling Finishes</b>				
	ACT Ceiling (2x2) - Standard	800	sf	\$ 7.00	\$5,600
	ACT Ceiling (2x4) - Standard	3,065	sf	\$ 6.50	\$19,923
	Lobby Ceiling - Allowance	(525)	sf	\$ 40.00	(\$21,000)
	GWB Ceiling, Painted - Impact Resistant	480	sf	\$ 9.00	\$4,320
	<b>Elevators &amp; Lifts</b>				
	Hydraulic Elevator (3) Stops	1	ea	\$ 50,000	\$50,000
	<b>Fixed Casework</b>				
	Lower Cabinets - Allowance	10	lf	\$ 350.00	\$3,500
	<b>Window Treatment</b>				
	Mini Blinds - Exterior Windows	210	sf	\$ 8.00	\$1,680
	<b>Building Structural Demolition</b>				
	Elevator Floor Demolition - Allowance	1	ls	\$ 1,500.00	\$1,500
	<b>Building Exterior Demolition</b>				
	Exterior Wall Assembly (Brick Veneer)	225	sf	\$ 10.00	\$2,250
	Windows	4	ea	\$ 100.00	\$400
	<b>SUBTOTAL</b>				<b>\$227,805</b>
	Contingency			20.00%	\$45,561
	Markups (Insurance, Bond, OH & P, B&O Tax)			10.00%	\$27,337
	Escalation to Midpoint (Q1, 2023 @ 5%/Year)			8.00%	\$24,056
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$324,758</b>



**CIT OF PROSSER - POLICE STATION/ CITY HALL**  
 Campus/Facility Feasibility and Site Analysis Manual

**APPENDIX H - SITE COMPARISON - WINE COUNTRY ROAD SITE & DOWNTOWN SITE**

ITEM DESCRIPTION	EXISTING BUILDING	WINE COUNTRY ROAD SITE REDUCED SQUARE FOOTAGE OPTION 3.1R2	DOWNTOWN NEW POLICE DEPT OPTION 8R	REMODEL EXISTING CITY HALL OPTION 8 R	TOTAL
Square Footage of Police Station	4,250	15,397	16,897		16,897
Square Footage of City Hall	8,025	9,802		11,302	11,302
SUBTOTAL	12,275	25,199	16,897	11,302	28,199
Annual Operating Cost	\$184,984	\$379,749	\$254,638	\$170,321	\$424,959
Construction Cost		\$12,341,253	\$8,354,773	\$4,149,640	\$12,504,413
Soft Cost		\$5,447,973	\$3,720,421	\$2,011,449	\$5,731,870
Site Acquisition with tax		6.1 Acres \$1,607,000	Skating Rink \$700,000		\$700,000
Street and Utility Improvements					\$0
SUBTOTAL		\$19,396,226	\$12,775,194	\$6,161,089	\$18,936,283
Cash Reserves		\$1,250,000			\$1,250,000
Insurance Proceeds		\$4,500,000			\$4,500,000
Sale of Property		\$717,000			\$0
Amount to Finance		\$12,929,226			\$13,186,283
Property Tax Impact (\$350k home)		\$345 or 30%			\$352 or 31%
Remaining Debt Limit		\$1,875,783			\$1,618,720



**CIT OF PROSSER - POLICE STATION/ CITY HALL**  
 Campus/Facility Feasibility and Site Analysis Manual

**APPENDIX H - SITE COMPARISON - WINE COUNTRY ROAD SITE OPTIONS**

ITEM DESCRIPTION	EXISTING BUILDING	WINE COUNTRY ROAD SITE W/ CITY ROADS & UTILITIES	WINE COUNTRY ROAD SITE W/ CITY ROADS & UTILITIES	WINE COUNTRY ROAD SITE REDUCED SQUARE FOOTAGE	WINE COUNTRY ROAD SITE POLICE & COUNCIL CHAMBERS
Square Footage of Police Station	4,250	12,000	12,000	15,397	16,897
Square Footage of City Hall	8,025	8,600	8,600	9,802	3,000
SUBTOTAL	12,275	20,600	20,600	25,199	19,897
Annual Operating Cost	\$184,984	\$310,442	\$310,442	\$379,749	\$299,848
Construction Cost		\$10,491,617	\$10,491,617	\$12,341,253	\$9,749,530
Soft Cost		\$5,958,398	\$5,958,398	\$5,447,973	\$5,167,251
Site Acquisition with tax		8.1 Acres \$2,133,885	5.8 Acres \$1,527,967	6.1 Acres \$1,607,000	6.1 Acres \$1,607,000
Street and Utility Improvements		\$1,993,750	\$1,608,750		
SUBTOTAL		\$20,577,650	\$19,586,732	\$19,396,226	\$16,523,781
Cash Reserves		\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000
Insurance Proceeds		\$4,500,000	\$4,500,000	\$4,500,000	\$0
Sale of Property		\$717,000	\$717,000	\$717,000	\$217,000
Amount to Finance		\$14,110,650	\$13,119,732	\$12,929,226	\$15,056,781
Property Tax Impact (\$350k home)		\$367 or 32%	\$340 or 30%	\$345 or 30%	OVER DEBT LIMIT
Remaining Debt Limit		\$1,073,789	\$2,064,386	\$1,875,783	OVER BY \$251,778

**CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

**APPENDIX H**

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**SITE COMPARISON – SITE 1 (DOWNTOWN)**

The last evaluation of the Bennet Avenue site included three options as follows:

1. Site Option 9: Purchase the butcher shop, build a full two-story building with full basement on the downtown site. Existing City Hall/Police Station footprint is 9,978 sf (remaining of 12,275 is second floor and basement. The butcher shop is 5,003 sf. Total footprint is 14,981. The total square footage with a two-story building with a full basement is 44,943. The original program was 39,517 sf (23,054 police and 16463 City Hall). Obviously, you wouldn't need to finish the entire building. The ROM estimate of probable construction cost of this option is \$22,471,500 and the estimate of total project cost including site acquisition is \$34,207,250.
2. Site Option 10: Renovate original City Hall and build all new to the south and west. The original City Hall building has a total of 9,370 sf including the basement of 1,201 square feet. The footprint is 9,978 sf times 3 levels is a total of 27,355 available sf, 845 sf below target program of 28,200 sf. The butcher shop would still be purchased for future growth. Add the square footage of the butcher shop increases the total to 42,364 sf. The ROM estimate of probable construction cost of this option is \$12,740,500 and the estimate of total project cost including site acquisition is \$19,992,965.
3. Site Option 11: If you build at City Hall/Police Station location only and go a full three levels the total sf would be 29,934, just over the 28,200 sf discussed as the reduced program. You still purchase butcher shop for future growth. Adds 15,009 sf for butcher shop increases it to 44,943 sf. The ROM estimate of probable construction cost of this option is \$14,967,000 and the estimate of total project cost including site acquisition is \$23,399,510.

Refer to this Appendix for the spreadsheet titled Site Comparison – Downtown Sites that illustrates the numbers noted above. It also includes Option 8R.





**CIT OF PROSSER - POLICE STATION/ CITY HALL**  
 Campus/Facility Feasibility and Site Analysis Manual

**APPENDIX H - SITE COMPARISON - DOWNTOWN SITE**

ITEM DESCRIPTION	EXISTING BUILDING	OPTION 8R		TOTAL	OPTION 9		OPTION 10		OPTION 11	
		DOWNTOWN NEW POLICE DEPT	REMODEL EXISTING CITY HALL		DOWNTOWN NEW TWO STORY BUILDING W/ BASEMENT	DOWNTOWN RENOVATION & ADDITION	DOWNTOWN NEW BUILDING			
Square Footage of Police Station	4,250	16,897		16,897						
Square Footage of City Hall	8,025		11,302	11,302						
SUBTOTAL	12,275	16,897	11,302	28,199	City Hall/Police	Butcher	Original City Hall	Remaining	Original City Hall	Remaining
Basement					9,978	5,003	1,201	6,198	1,201	8,777
First Floor					9,978	5,003	3,780	6,198	3,780	6,198
Second Floor					9,978	5,003	4,389	5,589	4,389	5,589
SUBTOTAL					44,943		27,355		29,934	
Annual Operating Cost	\$184,984	\$254,638	\$170,321	\$424,959	\$677,291		\$412,240		\$451,105	
Construction Cost		\$8,354,773	\$4,149,640	\$12,504,413	\$22,471,500		\$12,740,500		\$14,967,000	
Soft Cost		\$3,720,421	\$2,011,449	\$5,731,870	\$11,235,750		\$6,752,465		\$7,932,510	
Site Acquisition with tax		0.238 Acres \$750,000		\$750,000	0.11 Acres \$500,000		0.11 Acres \$500,000		0.11 Acres \$500,000	
Street and Utility Improvements				\$0	\$0		\$0		\$0	
SUBTOTAL		\$12,825,194	\$6,161,089	\$18,986,283	\$34,207,250		\$19,992,965		\$23,399,510	
Cash Reserves				\$1,250,000	\$1,250,000		\$1,250,000		\$1,250,000	
Insurance Proceeds				\$4,500,000	\$4,500,000		\$4,500,000		\$4,500,000	
Sale of Property				\$0	\$217,000		\$217,000		\$217,000	
Amount to Finance				\$13,236,283	\$28,240,250		\$14,025,965		\$17,432,510	
Property Tax Impact (\$350k home)				\$354 or 31%	OVER DEBT LIMIT		\$376 or 32%		OVER DEBT LIMIT	
Remaining Debt Limit				\$1,568,720	OVER BY \$13,435,247		\$779,038		OVER BY \$2,627,507	
Comments:							Butcher Site becomes squad garage Build on Butcher site in the future, 15,000 sf		Butcher Site becomes squad garage Build on Butcher site in the future, 15,000 sf	



## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – NEXT STEPS**

**8.01**

#### **APPENDIX CONTENTS**

I. NEXT STEPS

## NEXT STEPS

### CITY COUNCIL RESOLUTION -

Approve recommended option, program and budget

### SITE ACQUISITION -

LOT LINE ADJUSTMENT

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

CULTURAL SURVEY FOR THE SITE

TOPOGRAPHY SURVEY

GEOTECHNICAL REPORT

PURCHASE & SALE AGREEMENT (PSA)

### BOND REFERENDUM -

Review and document voting process between City Council and the public.

CITY COUNCIL RESOLUTION - Set bond referendum date

Resolution for bond approval

August 2, 2022, last day to file resolution for November General Election

November 8, 2022, Election Day

November 29, 2022, Certification of November General Results

### ISSUE REQUEST FOR QUALIFICATIONS -

For Architectural Services or Progressive Design-Build

CITY COUNCIL RESOLUTION

ISSUE REQUEST FOR QUALIFICATIONS

REVIEW STATEMENT OF QUALIFICATIONS (SOQ)

INTERVIEW

SELECTION

CONTRACT

### LAND USE APPLICATION -

Submitted after Architect has a refined site plan approved (Schematic Design Phase)

APPLICATION

SITE PLAN

SEPA

HEARING

FINAL DECISION

# Next Steps

Prosser Police Station City Hall

04/26/22





## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – LEGAL DESCRIPTION & BOUNDARY LINE ADJ. 8.0J**

#### **APPENDIX CONTENTS**

- J. LEGAL DESCRIPTION & BOUNDARY LINE ADJUSTMENT DRAWING

**City of Prosser**  
**Boundary Line Adjustment**  
**HLA Project No. 22003G**  
**February 17, 2022**

**Existing Legal Description**

Parcel No. 102841000008001

That portion of Government Lots 2 and 5, Section 2, Township 8 North, Range 24 East, W.M., Benton County, Washington, lying North and East of Wine Country Road;

EXCEPT the South 200.00 feet, as measured at right angles to said Wine Country Road;

AND EXCEPT the North 650.00 feet of the West 650.00 feet of said Government Lot 2;

AND EXCEPT the North 30.00 feet and the West 20.00 feet for Roads;

AND EXCEPT that part of Road right of way per Auditor's File Number 2001-007431;

AND EXCEPT that portion of said Government Lot 2, described as follows:

Beginning at a point on the East line of said Government Lot 2, a distance of 289.30 feet South of the Northeast corner;

Thence North 0°09'00" West 289.30 feet to the North line of said subdivision;

Thence North 89°49'00" West along said North line 341.50 feet;

Thence South 7°59'00" East 609.20 feet;

Thence South 23°14'00" East 137.00 feet, more or less, to the Northerly bank of the Yakima River;

Thence Northeasterly along said Northerly bank of the Yakima River to the Point of Beginning;

AND TOGETHER WITH that portion of said Government Lot 2, described as follows:

Beginning at a point on the North line of said subdivision 650.00 feet East of the Northwest corner;

Thence South 650.00 feet;

Thence West 592.20 feet;

Thence North 77°52'00" East 226.30 feet;

Thence North 50°30'00" East 246.00 feet;

Thence North 29°11'00" East 182.00 feet;

Thence North 6°43'00" East 288.00 feet;

Thence South 89°49'00" East 59.40 feet along said North line to the True Point of Beginning;

EXCEPT the North 30.00 feet for the County Road;



Parcel No. 102841000010001

The Southwesterly 200.00 feet, as measured at right angles to Wine Country Road, of that portion of Government Lots 2 and 5, Section 2, Township 8 North, Range 24 East, W.M., Benton County, Washington, lying Northerly of Wine Country Road;

EXCEPT that part of Road right of way per Auditor's File Number 2001-007431;

**Proposed Legal Description**

Parcel 'A'

That portion of Government Lots 2 and 5, Section 2, Township 8 North, Range 24 East, W.M., Benton County, Washington, lying Northeasterly of Wine Country Road, and Southwesterly of the following described line;

Commencing at the Northwest corner of said Government Lot 2;  
Thence South 0°45'47" East along the West line of said Lot 2 a distance of 790.00 feet to the Point of Beginning of said line;  
Thence North 89°14'13" East 362.63 feet;  
Thence South 47°29'51" East 434.81 feet to the Yakima River and Terminus of said line;

EXCEPT that part of Road right of way per Auditor's File Number 2001-007431;

Situate in Benton County, State of Washington.

Parcel 'B'

That portion of Government Lots 2 and 5, Section 2, Township 8 North, Range 24 East, W.M., Benton County, Washington, lying North and East of Wine Country Road;

EXCEPT that portion of lying Southwesterly of the following described line;

Commencing at the Northwest corner of said Government Lot 2;  
Thence South 0°45'47" East along the West line of said Lot 2 a distance of 790.00 feet to the Point of Beginning of said line;  
Thence North 89°14'13" East 362.63 feet;  
Thence South 47°29'51" East 434.81 feet to the Yakima River and Terminus of said line;

AND EXCEPT the North 650.00 feet of the West 650.00 feet of said Government Lot 2;

AND EXCEPT the North 30.00 feet and the West 20.00 feet for Roads;

AND EXCEPT that part of Road right of way per Auditor's File Number 2001-007431;

AND EXCEPT that portion of said Government Lot 2, described as follows:

Beginning at a point on the East line of said Government Lot 2, a distance of 289.30 feet South of the Northeast corner;

Thence North 0°09'00" West 289.30 feet to the North line of said subdivision;

Thence North 89°49'00" West along said North line 341.50 feet;

Thence South 7°59'00" East 609.20 feet;

Thence South 23°14'00" East 137.00 feet, more or less, to the Northerly bank of the Yakima River;

Thence Northeasterly along said Northerly bank of the Yakima River to the Point of Beginning;

AND TOGETHER WITH that portion of said Government Lot 2, described as follows:

Beginning at a point on the North line of said subdivision 650.00 feet East of the Northwest corner;

Thence South 650.00 feet;

Thence West 592.20 feet;

Thence North 77°52'00" East 226.30 feet;

Thence North 50°30'00" East 246.00 feet;

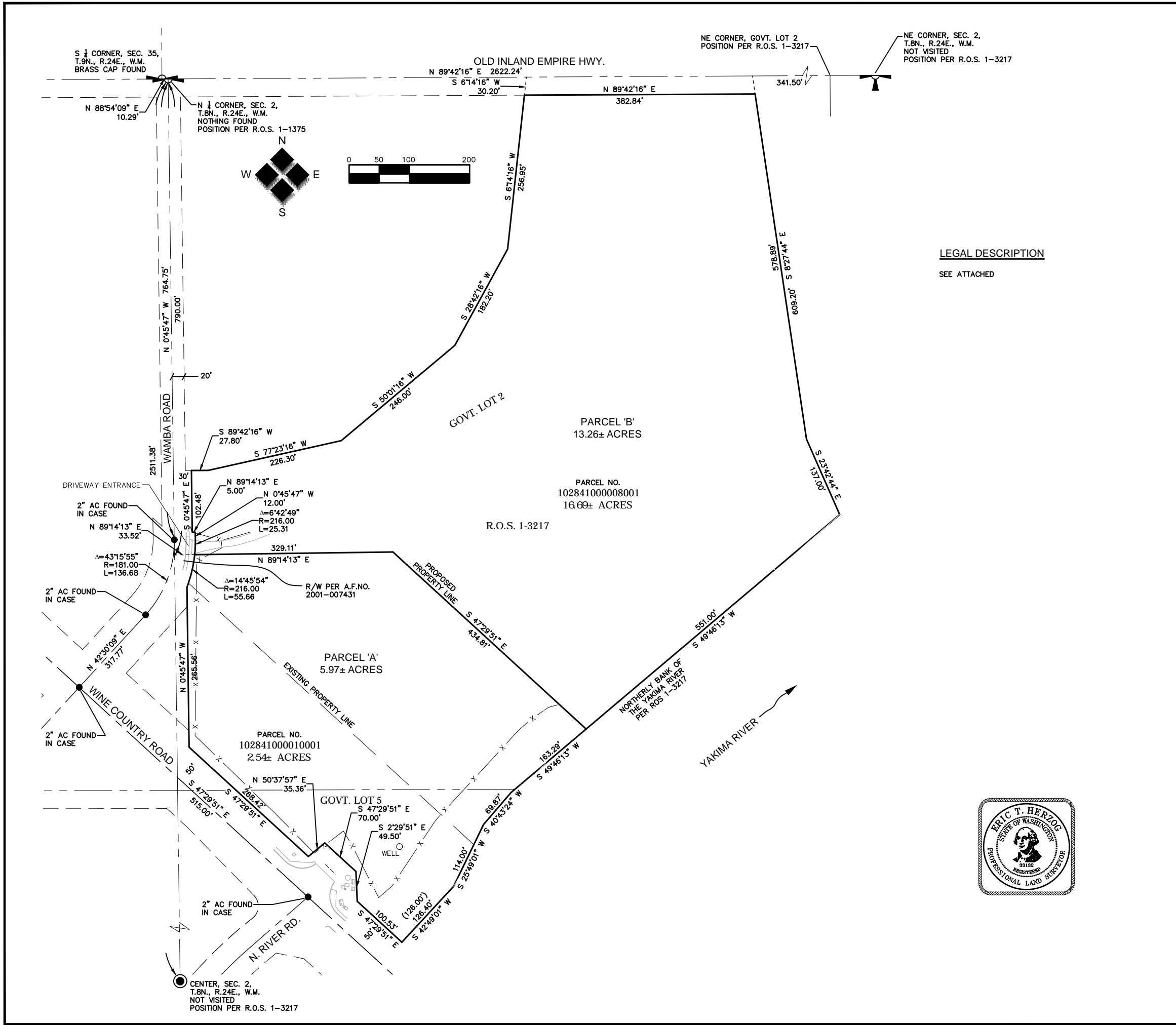
Thence North 29°11'00" East 182.00 feet;

Thence North 6°43'00" East 288.00 feet;

Thence South 89°49'00" East 59.40 feet along said North line to the True Point of Beginning;

EXCEPT the North 30.00 feet for the County Road;

Situate in Benton County, State of Washington.



2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hiacivil.com



**BOUNDARY LINE ADJUSTMENT**  
for, CITY OF PROSSER  
CITY OF PROSSER, BENTON COUNTY, WASHINGTON

DATE OF FIELD SURVEY: XXXXXXXX  
FIELD BOOK: XXXXXXXX  
JOB NO. 22003G  
FILE NAME: 22003SITE.DWG  
DRAWN BY: TDF  
DATE: 2-17-22  
REVIEWED BY: ETH  
DATE: 2-17-22

2
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## **CITY OF PROSSER – POLICE STATION/ CITY HALL**

Campus/Facility Feasibility and Site Analysis Manual

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### **APPENDIX – CITY COUNCIL FINAL PRESENTATION**

**8.0K**

#### **APPENDIX CONTENTS**

K. CITY COUNCIL FINAL PRESENTATION





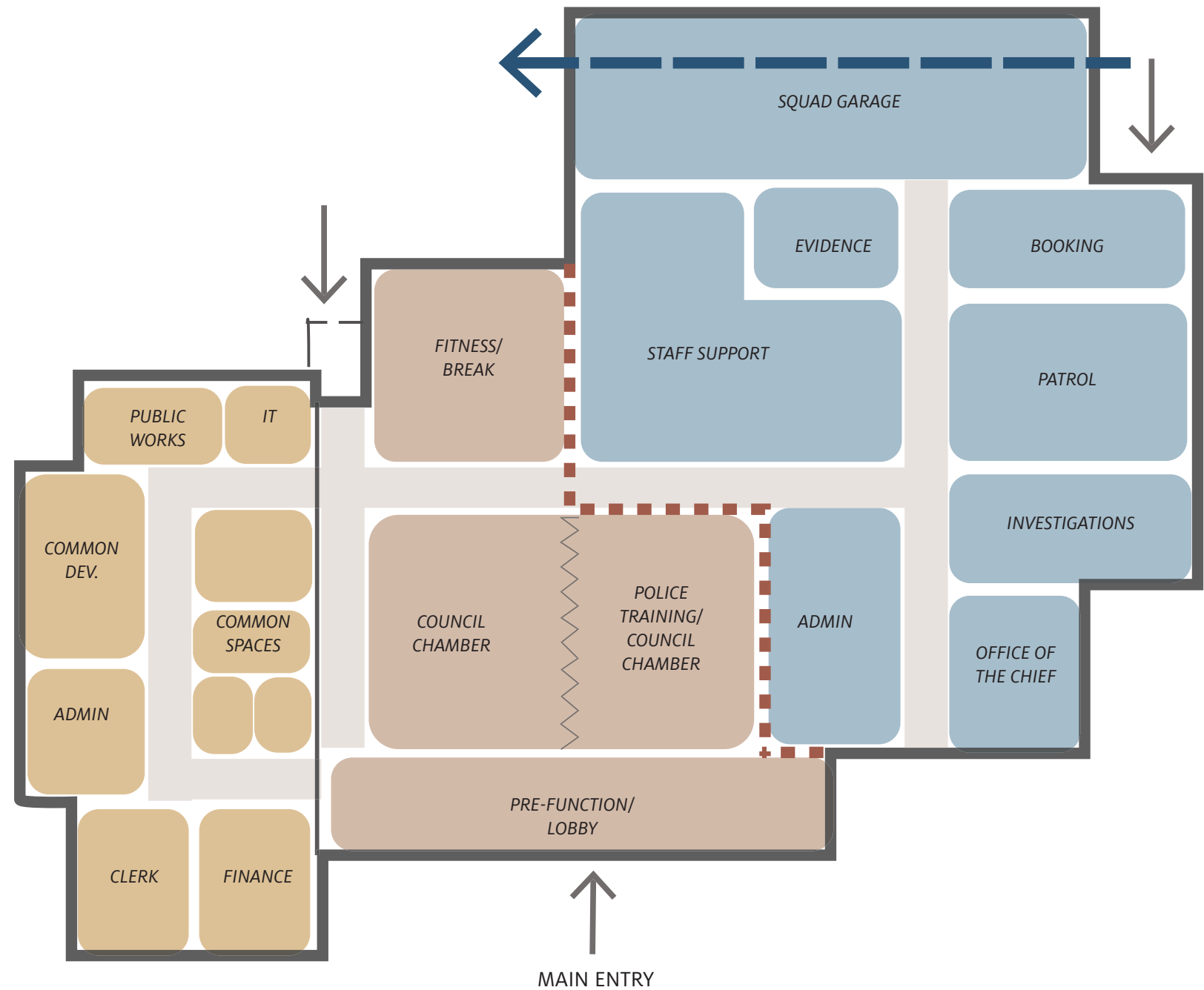
# Conceptual Design - Option 3.1

Prosser Police Station City Hall

06/04/21







- POLICE DEPARTMENT  
19,000 SF
- CITY HALL  
8,000 SF
- COUNCIL CHAMBERS/  
COMMON SPACE  
10,500 SF

TOTAL SQUARE FOOTAGE = 37,500 SF  
 REQUIRED BY PROGRAM = 39,500 SF

# Conceptual Design - Floor Plan

*Prosser Police Station City Hall*

06/03/2021

1/32" = 1'-0"







*Inviting*



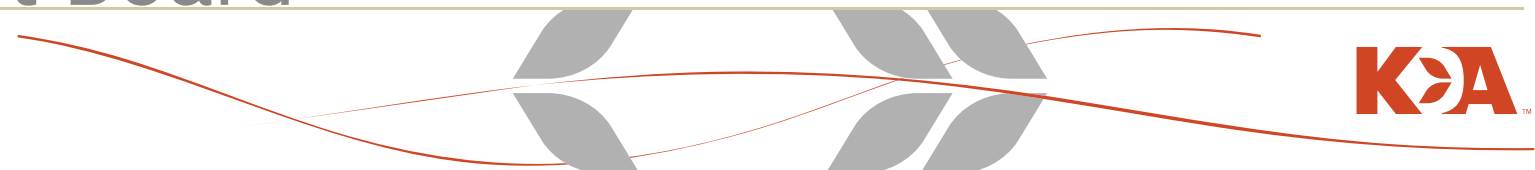
*Community oriented*



# Conceptual Design - Concept Board

*Prosser Police Station - City Hall Campus*

06/04/2021







Conceptual Render  
*Prosser Police Station-City Hall Campus*







**CITY OF PROSSER - POLICE STATION/CITY HALL**

Campus/Facility Feasibility and Site Analysis

**SITE COMPARISON - WINE COUNTRY ROAD SITE and DOWNTOWN SITE**

**9.1**

ITEM DESCRIPTION	EXISTING BUILDING	WINE COUNTRY ROAD SITE REDUCED SQUARE FOOTAGE OPTION 3.1R2	DOWNTOWN NEW POLICE DEPT OPTION 8R	REMODEL EXISTING CITY HALL OPTION 8 R	TOTAL
Square Footage of Police Station	4,250	15,397	16,897		16,897
Square Footage of City Hall	8,025	9,802		11,302	11,302
SUBTOTAL	12,275	25,199	16,897	11,302	28,199
Annual Operating Cost	\$184,984	\$379,749	\$254,638	\$170,321	\$424,959
Construction Cost		\$12,341,253	\$8,354,773	\$4,149,640	\$12,504,413
Soft Cost		\$5,447,973	\$3,720,421	\$2,011,449	\$5,731,870
Site Acquisition with tax	6.1 Acres	\$1,607,000	Skating Rink \$700,000		\$700,000
Street and Utility Improvements					\$0
SUBTOTAL		\$19,396,226	\$12,775,194	\$6,161,089	\$18,936,283
Cash Reserves		\$1,250,000			\$1,250,000
Insurance Proceeds		\$4,500,000			\$4,500,000
Sale of Property		\$717,000			\$0
Amount to Finance		\$12,929,226			\$13,186,283
Property Tax Impact (\$350k home)		\$345 or 30%			\$352 or 31%
Remaining Debt Limit		\$1,875,783			\$1,618,720

## NEXT STEPS

### CITY COUNCIL RESOLUTION -

Approve recommended option, program and budget

### SITE ACQUISITION -

LOT LINE ADJUSTMENT

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

CULTURAL SURVEY FOR THE SITE

TOPOGRAPHY SURVEY

GEOTECHNICAL REPORT

PURCHASE & SALE AGREEMENT (PSA)

### BOND REFERENDUM -

Review and document voting process between City Council and the public.

CITY COUNCIL RESOLUTION - Set bond referendum date

Resolution for bond approval

August 2, 2022, last day to file resolution for November General Election

November 8, 2022, Election Day

November 29, 2022, Certification of November General Results

### ISSUE REQUEST FOR QUALIFICATIONS -

For Architectural Services or Progressive Design-Build

CITY COUNCIL RESOLUTION

ISSUE REQUEST FOR QUALIFICATIONS

REVIEW STATEMENT OF QUALIFICATIONS (SOQ)

INTERVIEW

SELECTION

CONTRACT

### LAND USE APPLICATION -

Submitted after Architect has a refined site plan approved (Schematic Design Phase)

APPLICATION

SITE PLAN

SEPA

HEARING

FINAL DECISION

# Next Steps

Prosser Police Station City Hall

04/26/22







### CITY OF PROSSER - POLICE STATION/CITY HALL

Campus/Facility Feasibility and Site Analysis

## PROPOSED PROJECT SCHEDULE

7.1

